

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211

Time: 10:45 AM

Sale to be held at www.storage-treasures.com.

0041 - Washington, Susana; 0052 - Ramirez Vasquez, Antonio; 0066 - Freed, Diana; 0096 - Davidson, Chuck; 0192 - Perryman, Sharne; 0213 - Flausino, Daniel; 0235 - Zero The Hero THEHERO, Zero; 0237 - Mcknight-Simms, Velisicia; 0293 - Jackson, Roosevelt; 0340 - Powell, Keely; 0593 - Elliott, Reginald; 0610 - Matthews, Demetria; 0614 - Roper, Davonte; 0646 - Vinton, Yvonne; 0711 - Williams, Theodore; 0730 - Snowden, Emilie; 0754 - London, Diana; 0766 - Mitchell, Reuben; 0902 - Vance, Jessica; 1359 - Taylor, Jakiria; 1417 - Next-gen construction group one llc fernandez, Lazaro; 1453 - Robinson, Tasha

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721

Time: 11:00 AM

Sale to be held at www.storage-treasures.com.

0006G - Lippert, Christopher; 0029 - Drago, Jo Ann; 0105E - Taylor, Nicholas; 1164 - Porto, Anthony; 1181 - Henderson, Camerin; 4008G - Wentz, Lawrence; 8001 - Spies, Darryl

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489

Time: 11:15 AM

Sale to be held at www.storage-treasures.com.

034 - Dickinson, Jaret; 042 - Tonge, Jahmarley; 094 - Watson, antonetta; 113 - alexander, April; 150 - sanchez, Mariah; 213 - Feliciano, Evaristo; 217 - Dunn, Vickie; 506 - palmer, Christopher; 924 - Dialba, Oscar

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635

Time: 11:30 AM

Sale to be held at www.storage-treasures.com.

A283 - Dalton, Christopher; C446 - Hoppe, Robert; D55276 - Fowler, Alexandra; E652 - Adams, Robert

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571

Time: 12:15 PM

Sale to be held at www.storage-treasures.com.

1098 - Haggerty, James; 2054 - Gelinias, grant; 2063 - Kern, Amanda; 3041 - Jones, Callie; 3068 - Bergeron, John; 3102 - Fox, Maritza; 3117 - Sherwood, Darren

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897

Time: 12:30 PM

Sale to be held at www.storage-treasures.com.

B012 - Netlogix Construction Development Noboa, Juan; B039 - reyes, Normelis; B046 - Thomas, Darrell; B064 - Santos, Ruth; B070 - Rivera Matute, Martin; C005 - Thomas, Bridgette; C025 - Lewandowski, James; D018 - Burgos, Rene; D023 - Nielsen, Lief; D065 - Lewandowski, James; E029 - Gonzalez, jony; E047 - Vargas, Tania; E053 - Gutierrez, Gabriel; E066 - Niebles, Arthur; G010 - Rush, Lori; H017 - Gilbert, Tara; H034 - Bishop, Keirah Michelle; H041 - Gloster, Christopher; H061 - CLARK, SABBINA

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811

Time: 12:45 PM

Sale to be held at www.storage-treasures.com.

A003M - Williams, Keyshawn; C042 - Anderson, Andrew; D097 - Anderson, Regie; D109 - Mas, Lazaro; D135 - Robinson, Katwila; D136 - Begeman, Justin; H249 - Turner, Billy; I350 - blum, Judith; I351 - askew, William; J360 - banks, Donte; J374 - Martinez, Alejandro; K426 - Begeman, Justin; L003E - Audet, Felicia; L454 - Larose, Adza

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

Time: 01:00 PM

Sale to be held at www.storage-treasures.com.

1067 - Abraham, Adnie; 1113 - Suthard, Frances; 1132 - barbour, Hunter; 2016 - Sheets, Kevin; 2041 - Fernando, Carlos Enrique; 2042 - Quinones, Daniel; 2064 - Taylor-Evariste, Barbara; 2160 - Luster, Sheron; 2168 - Munger, Robert; 2217 - Taylor-Evariste, Barbara; 3002 - Rodriguez, Jose; 3034 - Garcia, Joel; 3119 - Pryor, Alvin; 3173 - Volmy, Gracena; 3193 - Petrucci, Cortini; 3238 - Messina, Ariel; 4000 - Villacorta Palacios, Elmer

PUBLIC STORAGE # 77904, 1607 Diplomat Pkwy E, Cape Coral, FL 33909, (239) 785-2923

Time: 01:15 PM

Sale to be held at www.storage-treasures.com.

1024 - Jennings, Travian; 1040 - Ardon, Carolina; 1114 - Kato, Mahria

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

26-00790L

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534

Time: 09:45 AM

Sale to be held at www.storage-treasures.com.

1004 - cox, brandon; 1048 - Holloman, Gina; 1122 - Flores, Patricia; 1127 - Golda, Jessica; 1146 - Thornton, Johnny; 1154 - Burton, Bridget; 1171 - Giles, Letara; 1226 - Regnis, Schamma; 1246 - Rivera, Ashlyn; 1276 - Ward, Martha; 2035 - pascual, trevino; 2044 - Green, Shakyria; 2049 - Rodriguez, Angel; 2141 - Bryan, Mashairi; 2212 - Madison, Aaron; 2218 - Martins, Bryce; 2238 - johnson, Autumn; 2253 - Cardenas, Jocelyn; 2272 - Torres, Bryan; 2309 - James, Patricia; 3069 - Crutchley, Nicholas; 3078 - Rarick, Shannley; 3125 - jimenez, Christian; 3126 - Pierre, Destiney; 3131 - SCHUBERT, DIANE M; 3179 - Rosario, Angel; 3186 - codie, Mikeyia; 3273 - SCHUBERT, DIANE M; 3285 - zamora, julie

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447

Time: 10:00 AM

Sale to be held at www.storage-treasures.com.

1024 - Allen, Jordan; 1057 - Fink, Travis; 1115 - Spanulo, Jillian; 1127 - Ray, Lynne; 1153 - Gomes, Joao; 2053 - Rivera, Ezequiel; 2084 - Owens, Trellany; 2236 - Anastasia Christine production co bowling, Anastasia; 2321 - Pacheco, Carolina; 2353 - Armentrout, Noelleonna

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

26-00791L

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003909
Division Probate
IN RE: ESTATE OF ELTON THOMAS HORNE A/K/A TOM HORNE,

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

The administration of the estate of Elton Thomas Horne, deceased, whose date of death was November 8, 2025, and the last four digits of whose social security number are 3493 is pending in the Circuit Court of Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was November 8, 2025. The names and addresses 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 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 is March 6, 2026.

Person Giving Notice:
Kimberly Debou

1148 County Road 174
McCarley, Mississippi 38943

Attorney for Person Giving Notice:
Noelle M. Melanson Esquire

Melanson Law PA
Attorney for Personal Representative

Florida Bar Number: 676241
1430 Royal Palm Sq. Blvd., Suite 103
Fort Myers, FL 33919

Telephone: 239-689-8588
Facsimile: 239-734-5031

Primary E-Mail:
noelle@melansonlaw.com

Secondary E-Mail:
pleadings@melansonlaw.com

March 6, 13, 2026 26-00851L

FIRST INSERTION

CAPE CORAL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT

Notice of Public Meeting

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

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

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

Jane Gaarlandt

District Manager

March 6, 2026

26-00852L

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors (Board) of the MOODY RIVER ESTATES Community Development District (CDD) will take place on Thursday, March 19, 2026, at 1:00 p.m. at the Clubhouse at Moody River Estates, 3050 Moody River Boulevard, North Fort Myers, Florida 33903.

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

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

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

Mandie Rainwater

District Manager

March 6, 2026

26-00817L

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 Recycled Patriot located at 4409 SE 16th Place, Unit 7 in the City of Cape Coral, Lee, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2026

Kyle Doyon

March 6, 2026

26-00857L

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 Hana Group ISM located at 6565 N. MACARTHUR BLVD, STE 330 in the City of Irving, Lee, TX 75039 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of February, 2026

Hana Group Franchising, LLC

March 6, 2026

26-00797L

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 UNIVERSAL TAXES & MORE located at 6719 WINKLER RD STE 218 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 25th day of February, 2026

UNIVERSAL LIFE SOLUTIONS LLC

March 6, 2026

26-00795L

FIRST INSERTION

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

Notice is hereby given that United Operation, LLC, desiring to engage in business under the fictitious name Owners Vote located at 13664 Admiral Ct, Fort Myers, FL, 33912, intends to register said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

Dated at Fort Myers, Florida, this 24 day of February, 2026.

March 6, 2026

26-00794L

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 Spark Learning XXV located at 17790 Curry Preserve Drive, Suite 310-311 in the City of Babcock Ranch, Lee, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2026

Spark Learning Inc

March 6, 2026

26-00854L

FIRST INSERTION

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

FILE NO. 26-CP-525
IN RE: ESTATE OF VICTOR O. LICORISH a/k/a VICTOR LICORISH,

Deceased.

The administration of the estate of Victor O. Licorish a/k/a Victor Licorish, deceased, whose date of death was September 1, 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 date of first publication of this notice is March 6, 2026.

Nicole R. Springer
Personal Representative

1801 NW 23rd Terrace
Cape Coral, FL 33993

Kaylah Mareta Belizaire
1801 NW 23rd Terrace
Cape Coral, FL 33993

Attorney for Co-Personal Representatives:

ALVARO C. SANCHEZ
Attorney for Petitioners

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

Email: courtfilings@capecoralattorney.com

March 6, 13, 2026 26-00872L

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 Yukonzach Industries located at Online Business in the City of Alva, Lee, FL 33920 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of March, 2026

Zachary Hornbaker

March 6, 2026 26-00900L

FIRST INSERTION

Public Notice

Diamond Towers V LLC proposes to build a 153-foot monopole communications tower at the approx. vicinity of 1820 Unice Ave. N, Lehigh Acres, Lee County, Florida 33971 [Lat: 26-38-30.48442, Long: - 81-41-39.48762]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: [Trileaf Corp, Mitra Rahimi, m.rahimi@trileaf.com, 7700 West Highway 71, Suite 200, Austin, Texas 78735, 512-519-9388](mailto:TrileafCorp.Mitra.Rahimi@trileaf.com).

March 6, 2026 26-00909L

--- PUBLIC SALES / ESTATES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE: 2025-CP-003707
IN RE: ESTATE OF
DANIEL RAY BODNAR,
DECEASED.

The Administration of the Estate of DANIEL RAY BODNAR, deceased, whose date of death was September 9, 2025, and whose Social Security number is XXX-XX-8122, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The name and address of the Personal Representative and the Personal Representative's attorney is 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 (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 having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO 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: March 6, 2026.

Personal Representative

Denise Samartino
511 Emmet St., #21
Bristol, CT 06010

Joshua Liszt, Esq.
Florida Bar No. 725811
Counsel for Personal Representative
Liszt Law, P.A.
3200 N Military Trl.,
Suite 110
Boca Raton, Florida 33431
Telephone: (561) 400-9053
Primary Email: email@lisztlawpa.com
March 6, 13, 2026 26-00812L

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-000593
Probate. No Judge Assigned
IN RE: ESTATE OF
JOSEPH G. FLINT,
Deceased.

JOSEPH G. FLINT, a resident of Lee County, Florida, who died on the 26th day of January, 2026, was the Settlor of a trust entitled THE JOSEPH G. FLINT REVOCABLE TRUST dated the 4th day of August, 2023, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

The name and address of the trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on the 23rd day of February, 2026.

MARY ELLEN POVIA, Trustee
5991 Buckingham Road
Fort Myers, FL 33905
March 6, 13, 2026 26-00835L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that KRISTA ADUDELL CONTRUCTIONS SERVICES, LLC / Krista Adudell will engage in business under the fictitious name KRISTA ADUDELL CONSTRUCTION SERVICES, with a physical address 19681 Goin Outback Drive Alva, Florida 33920, with a mailing address 19681 Goin Outback Drive Alva, Florida 33920, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
March 6, 2026 26-00826L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000378
Division Probate
IN RE: ESTATE OF
WENDY M TAIBBI
Deceased.

The administration of the estate of Wendy M Taibbi, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 March 6, 2026.

Personal Representative:

Gary Francis Taibbi
15800 Beach Walk Blvd
Fort Myers, Florida 33908

Attorney for Personal Representative:
Eviana J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
March 6, 13, 2026 26-00804L

**NOTICE OF DEFAULT AND
INTENT TO FORECLOSE**

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

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

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-000256
IN RE: ESTATE OF:
Archey House, Jr
AKA Archie House Jr
Deceased.

The administration of the estate of Archey House, Jr AKA Archie House Jr, deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File Number 26-CP-000256, the address of which is Justice Center, 2nd Floor 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 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 the surviving spouse or a beneficiary as specified under s. 732.221.

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 March 6, 2026.

Personal Representative
JACQUELINE HOUSE
5940 Wilkinson Road #202
Sarasota, Florida 34233

Alecia C. Daniel
Attorney for Personal Representative
adh@genesislawpa.com
FBN. 36955
1860 SW Fountainview, Suite 100
Port St Lucie, FL 34986
Telephone: (772) 539-9831
March 6, 13, 2026 26-00806L

FIRST INSERTION

OBLIGOR: Allan Finkelstein, 10840 SW 134th Terrace, Miami, FL 33176 and Alejandra Finkelstein, 10840 SW 134th Terrace, Miami, FL 33176; WEEK: 40; UNIT: 5164; TYPE: Annual; TOTAL: \$6,288.78; PER DIEM: \$2.21; NOTICE DATE: February 24, 2026

File Numbers: 25-005410
The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after

FIRST INSERTION

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

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-367
IN RE: THE ESTATE OF
JENNY ZILKA
Deceased.

The administration of the estate of JENNY ZILKA, deceased whose date of death was November 12, 2025 is pending in the Circuit Court for Lee County, Florida, Probate Division, as File No. 26-CP-367, the address of which is Lee County Justice Center, 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.

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

All 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 March 6, 2026.

Personal Representative:

SS/ LYNN M. ZILKA
LYNN M. ZILKA

149 Center Street, Ste. 1137 POB
Pine Bush, NY 12566
Attorney for Personal Representative:
SS/ PAUL P. PACCHIANA
Paul P. Pacchiana, Esq
5621 Strand Blvd, Ste 210
Florida Bar No. 0990541
Naples, FL 34110-7303
Telephone: (239) 596-0777
E-mail: paul@pppfloridalaw.com
March 6, 13, 2026 26-00803L

FIRST INSERTION

**MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING**

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a Regular Meeting on March 18, 2026 at 9:00 a.m., in the Boardroom in Main Clubhouse, 15755 Corso Mediterra Circle, Naples, Florida 34110.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://mediterraccdd.net/.

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

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

District Manager

March 6, 2026

26-00836L

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 Cape Coral Gift Co. located at 4518 Del Prado Blvd S in the City of Cape Coral, Lee, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2026

Iris & Ivy, Inc.

Kathryn Hinkle

March 6, 2026

26-00855L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sunskissed Vacation Homes located at 146 Mitchell Rd, in the County of Lee, in the City of Holliston, Florida 01746 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Holliston, Florida, this 26th day of February, 2026.

SVH SANIBEL LLC

March 6, 2026

26-00839L

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 Hana Group Cut Fruit located at 6565 N. MACARTHUR BLVD, STE 330 in the City of Irving, Lee, TX 75039 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of February, 2026

Hana Group Franchising, LLC

March 6, 2026

26-00796L

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-487
IN RE: ESTATE OF
RICHARD LEE KIRKLAND
A/K/A RICHARD L. KIRKLAND
Deceased.

The administration of the estate of Richard Lee Kirkland, deceased, whose date of death was November 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 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.

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 Renewed Mind Christian Counseling located at 12557 New Brittany BLVD in the City of Fort Myers, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2026

Mind and Soul Science LLC

Angela Hawke

March 6, 2026

26-00856L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Lee Health System, Inc., 4211 Metro Pkwy, Ft Myers, FL 33916, desiring to engage in business under the fictitious name of LPG Pulmonology at Bonita Health Center, 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.

March 6, 2026

26-00853L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 3/24/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Thiago Josedos Santos; Terri Seeger - 2 Motors and an Engine Hoist; Dany Miranda. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

March 6, 13, 2026

26-00793L

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-487
IN RE: ESTATE OF
RICHARD LEE KIRKLAND
A/K/A RICHARD L. KIRKLAND
Deceased.

The administration of the estate of Richard Lee Kirkland, deceased, whose date of death was November 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Talisa Piskulic
2712 SW 1st Pl

Cape Coral, Florida 33914

Attorney for Personal Representative:

Alexandra Kleinfeldt, Esq.

Florida Bar Number: 1010753

Kleinfeldt Law Firm, PLLC

5237 Summerlin Commons Blvd.,

Suite 401

Fort Myers, Florida 33907

Telephone: (239) 888-4291

alexandra@kleinfeldtlawfirm.com

service@kleinfeldtlawfirm.com

March 6, 13, 2026 26-00816L

--- PUBLIC SALES / ESTATES / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 26-CP-421
Division: Probate
IN RE: ESTATE OF TROY L. BUNCH, Deceased.

The administration of the Estate of Troy L. Bunch, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or

demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
Ellen A. Miller
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@trust.com
4906-9553-2170, v.1
March 6, 13, 2026 26-00833L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
26-CP-619
IN RE: ESTATE OF: MARY ELLEN VARA, Deceased.

The administration of the estate of Mary Ellen Vara, deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 732.221, 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: March 6, 2026.

Personal Representative:
Daniel Vara,
3677 Rollingwater Way,
N. Fort Myers, FL 33917
Attorney for Personal Representative:
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
March 6, 13, 2026 26-00832L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 26-CP-506
IN RE: ESTATE OF KENNETH JOHN MATHEIS a/k/a KENNETH J. MATHEIS, SR., Deceased.

The administration of the estate of Kenneth John Matheis a/k/a Kenneth J. Matheis, Sr., deceased, whose date of death was October 25, 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 de-

mands 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 March 6, 2026.

John H. Matheis
Personal Representative
East 5520 Metamora Road
Metamora, MI 48455
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
Email:
courtfilings@capecoralattorney.com
March 6, 13, 2026 26-00834L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-2992
IVYSHER, LLC,
Plaintiff, vs.
ANTONIO GREEN; RAM BUILDING LLC; HONC INDUSTRIES INC.; STATE OF FLORIDA; CLERK OF COURT OF LEE COUNTY, FLORIDA
Defendants.

NOTICE is given that, pursuant to a Final Judgment dated February 24, 2026, in the above-styled case in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the highest bidder for cash online at www.lee.realforeclose.com at 9:00 a.m. on the 9th day of April, 2026, the following described property:
Legal: Lot 17, Block 3, Unit 1, Section 12, Township 45 South,

Range 27 East, LEHIGH ACRES, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court, recorded in Plat Book 15, Page 223, of the Public Records of Lee County, Florida.
Parcel ID:
12-45-27-L1-02003.0170
Address: 315 Genoa Avenue S,
Lehigh Acres, FL 33974
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 IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

DATED on the 25 day of February, 2026.
KEVIN C. KARNES
Clerk of Court
(SEAL) By: T Mann
as Deputy Clerk
March 6, 13, 2026 26-00798L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24-CA-001813
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
TERRI ANN HALL AKA TERRI A. MURAJDA AKA TERRI HALL; NASTAR ROOFING ENTERPRISE INC; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; DAMON F. MURAJDA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at 9:00 AM on the 19 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 71 AND 72, BLOCK 28, OF FORT MYERS SHORES UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE

7, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2227 RIVER RIDGE BLVD, FORT MYERS, FL 33905

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 02/25/2026

KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: T Mann
Deputy Clerk
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-00548
March 6, 13, 2026 26-00800L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-510
Division Probate
IN RE: ESTATE OF JEAN L. WAHL
Deceased.

The administration of the Estate of Jean L. Wahl, deceased, whose date of death was January 20, 2026 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
Danielle K. Lee
20418 Alderleaf Terr.
Ashburn, Virginia 20147
Attorney for Personal Representative:
David M. Platt
Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, FL 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
March 6, 13, 2026 26-00807L

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-004039
LINSFORD MASTER ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff, vs.
MIADEN CLANAK; NATASA SUBOTIC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Agreed Order Rescheduling Foreclosure Sale dated February 25, 2026 in Case No. 25-CA-004039 in the Circuit Court in and for Lee County, Florida wherein LINSFORD MASTER ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and MIADEN CLANAK; NATASA SUBOTIC, et al, is the Defendant, I, Clerk of Court, Kevin C. Karnes will sell to the highest and best bidder for cash at 9:00 A.M. (Eastern Time) on MAY 28, 2026. Foreclosure Auctions will be held online at www.lee.realforeclose.com in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 117, LINSFORD, PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 20140005591, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A: 3828 TIBOR CIR, FORT MYERS, FL 33916.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
Dated: 02/26/2026

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) T Mann
DEPUTY CLERK OF COURT
Submitted by:
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
March 6, 13, 2026 26-00801L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Goodwill Southwest Florida located at 5100 Tice St. in the County of LEE, Florida, in the City of Fort Myers, FL 33905 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fort Myers, Florida this 25th day of February, 2026.
Goodwill Industries of Southwest Florida - Owner
March 6, 2026 26-00858L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 3/24/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Lazaro Perdomo. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
March 6, 13, 2026 26-00792L

FIRST INSERTION

NOTICE TO CREDITORS (formal administration)
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-000159
IN RE: ESTATE OF DAVID J. MORTON
Deceased.

The administration of the estate of David J. Morton, deceased, File Number 2026-CP-000159, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims

with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal Representative:
Erin L. Kara
1331 N Mills Ave.
Orlando, FL 32803
Attorney for Personal Representative:
David Berman, Esq.
Florida Bar No. 109395
1331 N Mills Ave.
Orlando, FL 32803
Tel: 407-663-5533
E-mail: david@estateco.com
March 6, 13, 2026 26-00808L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION: Ft. Myers
CASE NO.: 25-CA-004899
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ASHLEY J CARCAMO; CASCADE CAPITAL LLC ASSIGNEE OF SANTANDER CONSUMER USA INC; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF ASHLEY J. CARCAMO; UNKNOWN SPOUSE OF JANET CARCAMO; JANET CARCAMO; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at 9:00 AM on the 19 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 48 AND 49, BLOCK 1317, UNIT 18, CAPE CORAL SUBDIVISION, ACCORDING TO

THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 96 THROUGH 120, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1924 BOLADO PKWY, CAPE CORAL, FL 33990

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 02/25/2026

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

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-03556
March 6, 13, 2026 26-00799L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-004896
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF ATX 2025-RTL1 TRUST,
Plaintiff, vs.
SPIFF TV INC, A FLORIDA CORPORATION, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and Other Relief dated February 24, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004896, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF ATX 2025-RTL1 TRUST is the Plaintiff, and SPIFF TV INC, A FLORIDA CORPORATION and CARLOS A. SUAREZ are the Defendants.

The Clerk of the Court, KEVIN KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 09, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure, to wit:

LOT 22, BAY VIEW CAPTIVA ISLAND, LANE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO SHOWN AS LOT 22, OF F.A. LANE'S 2ND SUBDIVISION OF BAY VIEW ON CAPTIVA ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 75, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property Address: 11523 Andy Rosse Lane, Captiva, FL 33924
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 25th day of February, 2026.

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

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
March 6, 13, 2026 26-00802L

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 Floating Lotus Massage & Bodyworks located at 18355 Ridgeline Drive in

the City of Estero, Lee, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated This 1st day of March, 2026
Evan Lewis
March 6, 2026 26-00868L

--- PUBLIC SALES / ESTATES / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-5851

**IN RE: FORFEITURE OF
\$29,165 U.S. CURRENCY**

To: Shelvond Spates, address unknown

You are hereby notified that CARMINE MARCENO, as Sheriff of Lee County has filed a forfeiture proceeding in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$29,165.00 US CURRENCY seized on or about September 24, 2025 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$29,165.00 U.S. Currency.

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Office, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 26th day of February, 2026.

03/02/2026

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

Sarah M. Goodman, Esquire
Attorney
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1481
E-mail: SGoodman@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: Sarah M. Goodman
Sarah M. Goodman
Florida Bar No.: 1058980
March 6, 13, 2026 26-00850L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-5851

**IN RE: FORFEITURE OF
\$29,165 U.S. CURRENCY**

To: Jabari Hampton, address unknown

You are hereby notified that CARMINE MARCENO, as Sheriff of Lee County has filed a forfeiture proceeding in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$29,165.00 US CURRENCY seized on or about September 24, 2025 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$29,165.00 U.S. Currency.

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Office, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 26th day of February, 2026.

03/02/2026

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

Sarah M. Goodman, Esquire
Attorney
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1481
E-mail: SGoodman@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: Sarah M. Goodman
Sarah M. Goodman
Florida Bar No.: 1058980
March 6, 13, 2026 26-00847L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-5851

**IN RE: FORFEITURE OF
\$29,165 U.S. CURRENCY**

To: Roquan Pritchard, address unknown

You are hereby notified that CARMINE MARCENO, as Sheriff of Lee County has filed a forfeiture proceeding in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$29,165.00 US CURRENCY seized on or about September 24, 2025 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$29,165.00 U.S. Currency.

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Office, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 26th day of February, 2026.

03/02/2026

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

Sarah M. Goodman, Esquire
Attorney
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1481
E-mail: SGoodman@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: Sarah M. Goodman
Sarah M. Goodman
Florida Bar No.: 1058980
March 6, 13, 2026 26-00849L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-5851

**IN RE: FORFEITURE OF
\$29,165 U.S. CURRENCY**

To: Keon Deon McCray, address unknown

You are hereby notified that CARMINE MARCENO, as Sheriff of Lee County has filed a forfeiture proceeding in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$29,165.00 US CURRENCY seized on or about September 24, 2025 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$29,165.00 U.S. Currency.

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Office, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 3rd day of March, 2026.

03/02/2026

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

Sarah M. Goodman, Esquire
Attorney
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1481
E-mail: SGoodman@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: Sarah M. Goodman
Sarah M. Goodman
Florida Bar No.: 1058980
March 6, 13, 2026 26-00848L

FIRST INSERTION

**NOTICE OF UNCLAIMED
GUARDIANSHIP FUNDS
DEPOSITED IN COURT
REGISTRY**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA,
GUARDIANSHIP ACTION
24-GA-000351

**IN RE: The Guardianship of Velinda
Lathrom**

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

IN RE: The Guardianship of Velinda Lathrom, Person Subject to Guardianship

Case number 24-GA-000351, \$7956.85 (less the cost of publication); Patrick C Weber, as Guardian, deposited these funds per order entered on 03/03/2026, on behalf of Velinda Lathrom.

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
Case No. 25-CA-4011**

**CAVENDISH SQUARE
CONDOMINIUM ASSOCIATION,
INC.**

**Plaintiff, v.
THOMAS YOUNG, TRUSTEE OF
THE YOUNG GROUP LIVING
TRUST,
Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated March 3, 2026 entered in Civil Case No. 2025-CA-4011 of the County Court of the Twentieth Judicial Circuit in and for Lee County, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com accordance with Chapter 45 Florida Statutes, Lee County, Florida at 9:00 a.m./

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA
CIVIL ACTION
CASE NO. 25-CA-002925**

**RAYMOND HARVEY,
Plaintiff, v.
MARIE E. SAINT SURIN.
Defendant.**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order of Final Judgment. Final Judgment was awarded on December 30, 2025 in Civil Case No. 25-CA-002925, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein, RAYMOND HARVEY is the Plaintiff, and MARIE E. SAINT SURIN is the Defendant.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on April 9, 2026 at 9:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
Lot 8, Block 213, Unit 58, MIR-ROR LAKES, Section 19, Township 45 South, Range 27 East,

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-5851

**IN RE: FORFEITURE OF
\$29,165 U.S. CURRENCY**

To: Nikki Jabot Gorden, address unknown

You are hereby notified that CARMINE MARCENO, as Sheriff of Lee County has filed a forfeiture proceeding in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$29,165.00 US CURRENCY seized on or about September 24, 2025 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$29,165.00 U.S. Currency.

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN,

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

Dated: March 03, 2026

KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
Lee County
1700 Monroe St.
Ft. Myers, FL 33901
By: s/ Christine Strufe
Deputy Clerk
Mar. 6; Apr. 3, 2026 26-00880L

p.m. on the 7th day of May, 2026, the following described property as set forth in said Final Judgment, to-wit:

Unit 201-B, CAVENDISH SQUARE CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in O.R. Book 1795, Pg. 2170 and any amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto (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.

Dated day of 03/03/2026

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

March 6, 13, 2026 26-00891L

Lehigh Acres, according to the Plat thereof, recorded in Plat Book 27, page 145, of the Public Records of Lee County, Florida. Parcel Identification Number: 19-45-27-1L-58213.0080 Folio ID: 10420437. Property Address: 830 Unger Avenue, Fort Myers, FL 33913

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

WITNESS my hand and the seal of the court on 03/03/2026

CLERK OF THE COURT
Kevin C. Karnes
(SEAL) N Wright-Angad
Deputy Clerk

THE LAW OFFICE OF KIM E. HOWARD, P.A.
Attorney for the Plaintiff,
RAYMOND HARVEY
P.O. Box 69
Estero, Florida 33929
Telephone: (239) 841-0034
Email:
kim@lawofficekimhoward.com
March 6, 13, 2026 26-00885L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
(As to Sale of Property 3, Property 4, Property 5, Property 6, Property 7 and Property 9 only)**

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-007468

**WILMINGTON SAVINGS FUND
SOCIETY FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR
RESIDENTIAL MORTGAGE
AGGREGATION TRUST,
Plaintiff, vs.**

**FRAZIER UNIQUE HOMES LLC,
et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 18, 2025, and entered in 24-CA-007468 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST is the Plaintiff and FRAZIER UNIQUE HOMES LLC; OCTEON MCCALL A/K/A OCTEON C. MCCALL 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 26, 2026, the following described property as set forth in said Final Judgment, to wit:

AS TO COUNT X
LOAN 3/PROPERTY 3
2320 NW 38th Avenue, Cape Coral, FL 33993 - Property 3
Lots 69 and 70, Block 4338, CAPE CORAL UNIT 61, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 4 through 20, inclusive, of the Public Records of Lee County, Florida.

AS TO COUNT XIV
LOAN 4/PROPERTY 4
3225 NW 15th Lane Cape Coral, FL 33993 - Property 4
Lots 27 and 28, Block 4269, CAPE CORAL UNIT 60, a Sub-division, according to the map or plat thereof, as recorded in Nat Book 19, Pages 154 through 169, inclusive, of the Public Records

of Lee County, Florida.
AS TO COUNT XVIII
LOAN 5/PROPERTY 5
4142 NW 38th Place, Cape Coral, FL 33993 - Property 5
Lots 39 & 40, Block 5498, CAPE CORAL UNIT 91, according to the plat thereof, as recorded in Plat Book 24, Page(s) 88 through 98, inclusive, of the Public Records of Lee County, Florida.

AS TO COUNT XXII
LOAN 6/PROPERTY 6
4217 NW 32nd Terrace, Cape Coral, FL 33993 - Property 6
Lots 51 And 52, Block 5421, CAPE CORAL UNIT 90, A Sub-division, According To The Map Or Plat Thereof, As Recorded In Plat Book 24, Pages 12 Through 29, Inclusive, Of The Public Records Of Lee County, Florida.
AS TO COUNT XXVI
LOAN 7/PROPERTY 7
4230 NW 25th Terrace, Cape Coral, FL 33993 - Property 7
Lots 7 and 8, Block 5178, CAPE CORAL UNIT 83, according to the plat thereof, recorded in Plat Book 23, Page 41, inclusive, of the Public Records of Lee County, Florida.

AS TO COUNT XXXIV
LOAN 9/PROPERTY 9
4348 NW 27th Lane Cape Coral, FL 33993 - Property 9
Lots 3 and 4, Block 5181, CAPE CORAL UNIT 83, a Sub-division according to the map or plat thereof, as recorded in Plat Book 23, Pages 41 through 54, inclusive, of the Public Records of Lee County, Florida.

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

Dated this day of 03/02/2026

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
25-361590 - MAM
March 6, 13, 2026 26-00874L

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-005670

**PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.**

**ARELIS CAMPANA A/K/A ARELIS
CAMPANA BRUZETA A/K/A
ARELIS CAMPANA BRUZETA,
et al.
Defendant.**

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF RODOLFO ORO ESCOBAR A/K/A RODOLFO ORO, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

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

LOTS 21 AND 22, BLOCK 1932, UNIT 29, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 16, PAGES 15 THROUGH 25, 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 McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in 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 demand in the complaint.

WITNESS my hand and seal of this Court this 27th day of February, 2026.

Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
(SEAL) By K Harris
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
23-07213FL
March 6, 13, 2026 26-00890L

FIRST INSERTION

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

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

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

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

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

District Manager
March 6, 2026

26-00899L



Who benefits from legal notices?

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

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

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-004869
PHH MORTGAGE CORPORATION, Plaintiff, VS.
UNKNOWN TRUSTEE OF THE FLORENCE P PALLITTO REVOCABLE LIVING TRUST DATED AUGUST 25, 2004; et al., Defendant(s).
TO: Michael R. Riddick
Last Known Residence: 14105 Mystic Seaport Way Fort Myers, FL 33919
TO: Angela Bernadette Cherubini
Last Known Residence: 14105 Mystic Seaport Way Fort Myers, FL 33919
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 COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before, within 30 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
Dated on 03/04/2026
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# 15818
March 6, 13, 2026 26-00902L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO. 24-CP-3122
IN RE: THE ESTATE OF JULIO HERNANDEZ RIVERA, Deceased.
The administration of the estate of JULIO HERNANDEZ RIVERA, deceased, whose date of death was September 25, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 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 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 THIS 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 March 6, 2026.
Carlos A. Enriquez, Esquire Curator
caenriquez@bellsouth.net
Florida Bar No. 435015
7480 Fairway Drive, Suite 205
Miami Lakes, Florida 33014-6879
(305) 826-2080
Carlos A. Enriquez, Esquire Curator
caenriquez@bellsouth.net
Florida Bar No. 435015
7480 Fairway Drive, Suite 205
Miami Lakes, Florida 33014-6879
(305) 826-2080
March 6, 13, 2026 26-00911L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-5851
IN RE: FORFEITURE OF \$29,165 U.S. CURRENCY
To: Lovie Tashae Little, address unknown
You are hereby notified that CARMINE MARCENO, as Sheriff of Lee County has filed a forfeiture proceeding in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$29,165.00 US CURRENCY seized on or about September 24, 2025 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.
You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$29,165.00 U.S. Currency.
You are required to file a copy of your written defenses, if any, to said forfei-

ture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Office, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.
Dated this 3rd day of March, 2026.
KEVIN C. KARNES
Clerk of Court (SEAL) By: K Shoap
Deputy Clerk
Sarah M. Goodman, Esquire
Attorney
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1481
E-mail: SGoodman@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: Sarah M. Goodman
Sarah M. Goodman
Florida Bar No.: 1058980
March 6, 13, 2026 26-00901L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0270
Division PROBATE
IN RE: ESTATE OF KEVIN J. BARNES, a/k/a KEVIN BARNES Deceased.
The administration of the estate of KEVIN J. BARNES, a/k/a KEVIN BARNES, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 March 6, 2026.
Personal Representative: MARLIN T. LITTLE
15175 Cricket Lane
Fort Myers, Florida 33919
Attorney for Personal Representative: Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North, Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail: kara@swfloridalaw.com
March 6, 13, 2026 26-00896L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-574
Division Probate
IN RE: ESTATE OF THERESA G. MORIN, Deceased.
The administration of the estate of Theresa G. Morin, deceased, whose date of death was December 9, 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 March 6, 2026.
Personal Representative: Tracy L. Lima
PO Box 100959
Cape Coral, FL 33910
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
March 6, 13, 2026 26-00908L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-2432
MICHAEL L. BAUGUESS, Trustee of the MICHAEL L. BAUGUESS Revocable Living Trust Dated, August 20, 2009 Plaintiff, vs. ROBERT SOUSA, an individual, and GERRY GEISEN, an individual Defendants.
Notice is hereby given that, pursuant to the FINAL JUDGEMENT entered in the above-captioned action, the Clerk of the Court will sell the real and personal property situated in Lee County, Florida described as:
16440 ARBOR RIDGE DRIVE, FORT MYERS, FLORIDA 33908
LOT 66, BLOCK D, COTTAGE POINT SUBDIVISION AS RECORDED IN DEED BOOK 259, PAGES 222 THROUGH 227, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap: 02-46-6-23-02-0000D.0660

Folio ID: 10121998
at public sale, in the presence of the Plaintiff, to the highest and best bidder for cash, at Electronic Public Sale at https://www.lee.realforeclose.com. The sale shall be conducted on the 4TH day of June, 2026, at 9:00 a.m., pursuant to the terms of the FINAL JUDGEMENT and in accordance with Section 45.031, Florida Statutes.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the day of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
Dated this 3 day of March 2026.
03/03/2026
Kevin C. Karnes
(SEAL) N Wright-Angad
MICHAEL F. KAYUSA
By: /s/ Michael F. Kayusa
Florida Bar Number: 472433
P.O. Box 2237
Fort Myers, FL 33902
(239) 334-8200 (telephone)
(239) 334-2899 (facsimile)
mfk@mfkayusa.com
Attorney for Plaintiff
March 6, 13, 2026 26-00903L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 26-CP-000226
IN RE: ESTATE OF WILLIAM C. GRAMS, Deceased.
The administration of the estate of WILLIAM C. GRAMS, deceased, whose date of death was May 12, 2020, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 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.
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 March 6, 2026.
Personal Representative: LISA M. SANTIAGO
27590 Volo Village Road
Volo, Illinois 60073
Attorney for Personal Representative: Andrew Joseph Kelleher, Jr., Esq.
KELLEHER + HOLLAND, LLC
Florida Bar Number: 118293
1100 Fifth Avenue South, Suite 410
Naples, Florida 34102
Telephone: (847) 382-9195
Email: akelleher@kelleherholland.com
March 6, 13, 2026 26-00897L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-000076
MCLP ASSET COMPANY, INC, Plaintiff, VS. ROLANDO DE ARMAS; et al., Defendant(s).
TO: Rolando De Armas
Last Known Residence: 1209 NE 7th Ave Cape Coral, FL 33909
TO: Unknown Spouse of Rolando De Armas
Last Known Residence: 1209 NE 7th Ave Cape Coral, FL 33909
TO: Unknown Tenant #1
Last Known Residence: 1209 NE 7th Ave Cape Coral, FL 33909
TO: Unknown Tenant #2
Last Known Residence: 1209 NE 7th Ave Cape Coral, FL 33909
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:
LOTS 5 AND 6, BLOCK 2456, UNIT 34, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 16, AT PAGES 74 THROUGH 86, 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 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
Dated on 03/04/2026
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
1133-009B
Ref# 15870
March 6, 13, 2026 26-00907

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 26-CP-000608
IN RE: ESTATE OF TUCKER DOUGLAS MAUTE A/K/A TUCKER MAUTE
The administration of the estate of TUCKER DOUGLAS MAUTE A/K/A TUCKER MAUTE, deceased, whose date of death was December 16, 2025; File Number 26-CP-000608, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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 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: March 6, 2026.
OLIVIA MUNIZZA
Personal Representative
17204 Hidden Estate Circle
Fort Myers, FL 33908
Derek B. Alvarez, Esquire - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire - FBN 65928
WCM@GendersAlvarez.com
GENDEARS ALVAREZ DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above: GADService@GendersAlvarez.com
March 6, 13, 2026 26-00898L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA6024
WHISKEY CREEK ADULT CONDOMINIUM II ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ESTATE OF HELDON J. JONES, DECEASED, ET AL., Defendants.
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ESTATE OF HELDON J. JONES, DECEASED, AND UNKNOWN SPOUSE OF HELDON J. JONES, DECEASED
Last Known Address: 6146 Whiskey Creek Drive, #713, Fort Myers, FL 33919
YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:
UNIT 713, OF WHISKEY CREEK ADULT CONDOMINIUM II, SECTION B, PHASE III, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1529, PAGE 1725, AND AS AMENDED, AND AC-

CORDING TO THE PLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGE 1, AND AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #15-45-24-32-00000.7130
Property Address: 6146 Whiskey Creek Drive, #713, Fort Myers, FL 33919
You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
DATED on this 03/04/2026
Kevin C. Karnes, Clerk of the Court (SEAL) By K Harris
As Deputy Clerk
Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Boulevard,
Ft. Myers, FL 33901
Kristie P. Mace, Esq.,
kmace@gadclaw.com
kgermanis@gadclaw.com
March 6, 13, 2026 26-00916L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA6024
WHISKEY CREEK ADULT CONDOMINIUM II ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ESTATE OF HELDON J. JONES, DECEASED, ET AL., Defendants.
TO: ADELE ANDUJAR
Last Known Address: 86 Northstar Drive, Columbus, GA 31907-6348
YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:
UNIT 713, OF WHISKEY CREEK ADULT CONDOMINIUM II, SECTION B, PHASE III, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1529, PAGE 1725, AND AS AMENDED, AND ACCORDING TO THE PLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGE 1, AND AS AMENDED, PUBLIC

RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #15-45-24-32-00000.7130
Property Address: 6146 Whiskey Creek Drive, #713, Fort Myers, FL 33919
You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
DATED on this 03/04/2026
Kevin C. Karnes, Clerk of the Court (SEAL) By K Harris
As Deputy Clerk
Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Boulevard,
Ft. Myers, FL 33901
Kristie P. Mace, Esq.,
kmace@gadclaw.com
kgermanis@gadclaw.com
March 6, 13, 2026 26-00915L

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

--- PUBLIC SALES / ESTATES / SALES / ACTIONS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-623
Division PROBATE
IN RE: ESTATE OF
EDWARD WELZ
Deceased.

The administration of the estate of EDWARD WELZ, deceased, whose date of death was January 8, 2026, 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 first publication of this Notice was March 6, 2026.

Personal Representative:
MARZENA WELZ
6351 77TH ST.
MIDDLE VILLAGE, NY 11379
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
March 6, 13, 2026 26-00889L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-00625
Division: Probate
IN RE: ESTATE OF
DOROTHY SPISAK, a/k/a
DOROTHY BERGER SPISAK,
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 Dorothy Spisak, a/k/a Dorothy Berger Spisak, deceased, File Number 26-CP-00625, 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 May 1, 2025; that the total value of the estate is \$2,903.26 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Christine Spisak Hartmann
P.O. Box 785
Estero, FL 33929
Joseph K.D. Hartmann
3511 Cocoplum Cir.
Coconut Creek, FL 33063
Mickie Roerty
9217 Hamlin Rd. E
Fort Myers, FL 33967
Schoenfeld Kyle & Associates LLP
1380 Royal Palm Square Blvd.
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 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 732.216-732.288 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 March 6, 2026.

Persons Giving Notice:
Christine Spisak Hartmann
P.O. Box 785
Estero, FL 33929
Attorney for Persons Giving Notice
Lowell S. Schoenfeld
Attorney for Petitioners
Florida Bar Number: 980099
SCHOENFELD KYLE & ASSOCIATES
LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
bethm@trustska.com
4901-4707-2143, v.1
March 6, 13, 2026 26-00886L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Division: Probate
File No. 2026-CP-000551
IN RE: ESTATE OF
CAROL HENRY,
Deceased.

The administration of the Estate of Carol Henry (the "Decedent"), whose date of death was June 30, 2024, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 § 732.216-732.228,

Fla. Stat. (2025) applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211, Fla. Stat. (2025).

All other creditors of 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 § 733.702, FLA. STAT. (2025) 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 March 6, 2026.

Personal Representative:
R. MICHAEL DICKEN
12551 Marina Club Drive
Fort Myers, Florida 33919
Attorneys for Personal Representative:
DANA B. KELLER, ESQ.
Florida Bar Number: 1027030
QUARLES & BRADY LLP
1395 Panther Lane,
Suite 300
Naples, Florida 34109
Telephone: (239) 262-5959
Fax: (239) 434-4999
E-Mail: dana.keller@quarles.com
Secondary E-Mail:
debra.seymour@quarles.com
March 6, 13, 2026 26-00873L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-003531
Division: Probate
IN RE: ESTATE OF
ELLEN ANNE LUNING,
Deceased.

The administration of the Estate of Ellen Anne Luning, deceased, whose date of death was August 6, 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 date of first publication of this Notice is March 6, 2026.

Personal Representatives:
Drew A. Luning
13315 Fairfield Square Road
Chesterfield, MO 63017
Attorney for Personal Representative:
Bruce D. Green
Attorney for Personal Representative
Florida Bar Number: 260533
Bruce Green Law Firm
12800 University Drive, Suite 320
Fort Myers, Florida 33907
Telephone: (239) 448-9555
Fax: (239) 448-9560
E-Mail: bruce@brucegreenlaw.com
March 6, 13, 2026 26-00876L

FIRST INSERTION

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

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

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

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Terry Kurth, derivatively on behalf of WildBlue Master Property Owners Association, Inc. v. Lennar Homes, LLC; Pulte Home Company, LLC; SDWB, LLC; SD WildBlue, LLC; WCI Communities, LLC; Barraco and Associates, Inc; Turrell, Hall & Associates, Inc., and WildBlue Community Development District, Case No: 2024-CA-1775. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourgue, John Buchholz, Richard Bennington, David Gurley, Christopher Fiore, Wesley Haber, Chuck Adams, Shane Willis, Jonathan Armbruster, and a court reporter. The attorney-client session is expected to last approximately 60 minutes.

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to the ongoing litigation entitled WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, v. FL WILDBLUE, LLC, and 38769 TAMPA FL, LLC, Defendants. Case No. 25-CA-1837, Circuit Court Lee County. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourgue, John Buchholz, Richard Bennington, Wesley Haber, Chuck Adams, Shane Willis, Kevin Hennessy, Sarah Spardy, Lisa Bambace, and a court reporter. The attorney-client session is expected to last approximately 60 minutes.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

WildBlue CDD
Chuck Adams, District Manager
March 6, 2026 26-00875L

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-29
IN RE: ESTATE OF
SHIRLEY GORMAN,
Decedent.

The administration of the estate of SHIRLEY GORMAN, deceased, whose date of death was November 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of the Circuit Court, Probate Department, Lee County Justice Center, 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 date of first publication of this notice is March 6, 2026.

MARILYN PRENTICE,
Personal Representative
7373 East Highway 60, Lot 424
Gold Canyon, AZ 85118
JIM D. SHUMAKE
ATTORNEY AT LAW
Counsel for Personal Rep.
2666 Airport Road S.
Naples, Florida 34112
Phone: (239) 643-5858
Primary Service Email:
jdshumakelaw@yahoo.com
Jim D. Shumake, Esquire
Florida Bar No. 352314
March 6, 13, 2026 26-00894L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP1879
IN RE: ESTATE OF
LYNDA LOU FRUTH A.K.A.
LYNDA LOU JOHNSON
Deceased.

The administration of the estate of Lynda Lou Fruth a.k.a. Lynda Lou Johnson, deceased, whose date of death was June 27, 2022, 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 March 6, 2026.

Personal Representative:
Tanya L. Johnson
980 Rocky Brook Dr, Apt A
Akron, Ohio 44313
Attorney for Personal Representative:
Melissa Barris
Attorney
Florida Bar Number: 65368
4513 Lee Blvd
Lehigh Acres, FL 33971
Telephone: (239) 691-9459
Fax: (239) 356-1481
E-Mail: melissa@barris.law
March 6, 13, 2026 26-00867L

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. 2025-CA-006009
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR
RESIDENTIAL MORTGAGE
AGGREGATION TRUST,
Plaintiff, vs.

HEYDER INVESTMENT LLC,
JUSTIN HEYDER SOLER a/k/a
JUSTIN SOLER, ARMANDO
SOLER RODRIGUEZ a/k/a
ARMANDO SOLER, SOPHIA
CONSTRUCTION AND
DISTRIBUTOR CORP., OSCAR
ESPANA, BUILD TO INVEST LLC,
VICTOR AVILES, UNKNOWN
TENANT IN POSSESSION 1,
and UNKNOWN TENANT IN
POSSESSION 2,
Defendants.

To: ARMANDO SOLER RODRIGUEZ
a/k/a ARMANDO SOLER
8510 NW 3rd Lane, Apt. 12
Miami, Florida 33126
SOPHIA CONSTRUCTION AND DISTRIBUTOR CORP.
c/o Oscar Espana, as Registered Agent
4839 Tudor Drive, Apt. 2
Cape Coral, Florida 33904
OSCAR ESPANA
4839 Tudor Drive, Apt. 2
Cape Coral, Florida 33904
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:
LOTS 42 AND 43, BLOCK 4270, CAPE CORAL, UNIT 60, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 154 THROUGH 169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. 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 27th day of February, 2026.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: K Harris
Deputy Clerk
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 E. Robinson St.
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: charles.gufford@mccalla.com
Email: todd.latoski@mccalla.com
25-13443FL
March 6, 13, 2026 26-00860L

FIRST INSERTION

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

CASE NO.: 25-CA-006427
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR IBIS
HOLDINGS A TRUST,
Plaintiff, vs.
S.J.T.K ENTERPRISE LLC;
HORIZON FINANCIAL BANK;
KENOL JOSEPH; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realestate.com at 9:00 AM on the 09 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 4, BLOCK 14, OF LEHIGH ESTATES UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 87, OF THE PUBLIC RECORDS OF LEE

COUNTY, FLORIDA.
PROPERTY ADDRESS: 712 /714 GILBERT AVE S, LEHIGH ACRES, FL 33973

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 day of 02/27/2026,
KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: N Wright-Angad
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-04011
March 6, 13, 2026 26-00831L

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Shadowed Story located at 1309 SE 21st AVE in the City of Cape Coral, Lee, FL 33990 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of March, 2026
Natasha Miller
March 6, 2026 26-00877L

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Olive Garden #1748 located at 1000 DARDEN CENTER DRIVE in the City of ORLANDO, Lee, FL 32837 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
FLORIDA SE, LLC
March 6, 2026 26-00884L

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- ESTATE / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT,
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 2025-CC-007464
JOSEPH E. HUNTLEY, an
individual,
CARMELLE HARRIS, an
individual; THE UNKNOWN
SPOUSE OF CARMELLE HARRIS,
an individual; P.I. EAGLE LAKE
ESTATES HOME OWNERS'
ASSOCIATION, INC., a Florida not
for profit corporation; UNKNOWN
TENANT 1 and UNKNOWN
TENANT 2, and the names being
fictitious to account for unknown
parties in possession of 3511 Pink
Ibis Drive, Saint James City, Florida
33956,
Defendants.
TO: CARMELLE HARRIS
916 North Brushfield Avenue, Edin-
berg, Texas 78547
3800 South Ocean Drive #907, Holly-
wood, Florida 33019
19520 NW 18th Court, Miami Garden,
Florida 33056
Current address: Unknown
YOU ARE HEREBY NOTIFIED
that an action to foreclose a Mortgage
on the following property located in Lee
County, Florida:
RE Account No. 26-45-22-02-
00000.0080
Property Address: 3511 Pink Ibis
Drive, Saint James City Florida
33956
Lot 8, EAGLE LAKE ESTATES,
according to plat thereof as re-
corded in Official Records, In-
strument No. 2006000308600,
of the Public Records of Lee
County, Florida.
Including the building, appur-
tenances, and fixtures located

thereon.
Filed against you and you are required
to serve a copy of your written defenses,
if any, to it, on Liana Rothstein Hood,
Esquire of Ansbacher, Schneider &
Trager, P.A., Plaintiff's attorney, whose
address is 5150 Belfort Road, Bldg. 100,
Jacksonville, Florida 32256, within 30
days from the date of the first publica-
tion of this Notice) and file the origi-
nal 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.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Brooke Dean, Opera-
tions Division Manager, whose office
is located at Lee County Justice Cen-
ter, 1700 Monroe Street, Fort Myers,
Florida 33901, and whose telephone
number is (239) 533-1771, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
WITNESS my hand and the seal of
this Court at Lee, Florida on this 4th
day of March, 2026.
KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
(SEAL) By: K Harris
Deputy Clerk
Liana Rothstein Hood, Esquire
Ansbacher, Schneider & Trager, P.A.,
5150 Belfort Road, Bldg. 100
Jacksonville, Florida 32256
Attorney for Plaintiff
2500274.01 Notice of Action
March 6, 13, 2026 26-00906L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-003934
IN RE: ESTATE OF
DAVID J. RUDYK
Deceased
The administration of the Estate of DA-
VID J. RUDYK, deceased, whose date
of death was July 21, 2025, and Case
No.: 25-CP-003934, is pending in the
Circuit Court for Lee County, Florida,
Probate Division, the address of which
is Lee County Justice Center, 1700
Monroe Street, Fort Myers, FL 33901
Attn: Probate Department. The names
and addresses of the personal represen-
tative and the personal representative's
attorney are set forth below.
All creditors of the decedent and
other persons having claims or de-
mands against decedent's estate or
whom a copy of this notice is required
to be served must file their claims with

this court WITHIN THE LATER OF
THREE (3) MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION
OF THIS NOTICE OR THIRTY (30)
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.
All other creditors of the decedent
and other persons having claims or
demands against decedents estate
must file their claims with this court
WITHIN THREE (3) MONTHS AF-
TER 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 PERIOD SET FORTH
ABOVE, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE
DECEDENTS DATE OF DEATH IS
BARRED.
The date of the first publication of
this notice is March 6, 2026.
March 6, 13, 2026 26-00914L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-1189
IN RE: FORFEITURE OF
\$41,191.00 U.S. CURRENCY
TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:
YOU ARE NOTIFIED that an action
pursuant to the Florida Contraband
Forfeiture Act has been filed by PE-
TITIONER CARMINE MARCENO,
as Sheriff of Lee County in the Circuit
Court of the Twentieth Judicial Circuit
in and for Lee County, Florida request-
ing that the \$41,191.00 U.S. Currency
be forfeited to the Petitioner, SHERIFF
CARMINE MARCENO, for the use and
benefit of the LEE COUNTY SHER-
IFF'S OFFICE.
You are further advised that the
LEE COUNTY SHERIFF'S OFFICE is
presently holding the above described
\$41,191.00 U.S. Currency.
You are required to file a copy of
your written defenses, if any, to said

forfeiture action on JOHN HOL-
LOWAY, Petitioner's attorney, whose
address is Lee County Sheriff's De-
partment, Legal Division, 14750 Six
Mile Cypress Parkway, Fort Myers,
Florida 33912, by mail within 30
days of first publication, and file
the original with Clerk of the Court
either before service on Petitioner's
attorney or immediately thereafter;
otherwise a default will be entered
against you for the relief demanded
in the Complaint.
Dated this 4TH day of MARCH,
2026.
Kevin C. Karnes
Clerk of Court
(SEAL) By: K Harris
Deputy Clerk
John Holloway, Esquire
LEE COUNTY SHERIFF'S OFFICE
LEGAL DIVISION
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1294
E-mail: JHolloway@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: John Holloway
John Holloway
Florida Bar No.: 376840
March 6, 13, 2026 26-00912L

FIRST INSERTION

AMENDED 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-006466
LAKEVIEW LOAN SERVICING,
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 KEVIN A.
POPIEL, DECEASED. et. al.
Defendant(s).
TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRANT-
EES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN IN-
TEREST IN THE ESTATE OF KEVIN
A. POPIEL, DECEASED,
whose last known residence is: 3201 SE
8TH PL., CAPE CORAL, FL 33904
TO: ALANA RODENBURG,
whose last known residence is: 166
CHARLESTON AVENUE, STATEN
ISLAND, NY 10309; and 91 HAMP-
TON GRN, STATEN ISLAND, NY
10312
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:

LOTS 1 AND 2; BLOCK
424, UNIT 15, CAPE COR-
AL, ACCORDING TO PLAT
THEREOF AS RECORDED
IN PLAT BOOK 13, PAGES 69
THROUGH 75, 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 Ave., Suite 100, Boca Raton, Flori-
da 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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint 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
4th day of March, 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
25-315869
March 6, 13, 2026 26-00910L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-967
IN RE: FORFEITURE OF
\$130,054.00 US CURRENCY
TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:
YOU ARE NOTIFIED that an ac-
tion pursuant to the Florida Contra-
band Forfeiture Act has been filed
by PETITIONER CARMINE MAR-
CENO, as Sheriff of Lee County
in the Circuit Court of the Twen-
tieth Judicial Circuit in and for Lee
County, Florida requesting that the
\$130,054.00 U.S. Currency be for-
feited to the Petitioner, SHERIFF
CARMINE MARCENO, for the use
and benefit of the LEE COUNTY
SHERIFF'S OFFICE.
You are further advised that the
LEE COUNTY SHERIFF'S OFFICE is
presently holding the above described
\$130,054.00 U.S. Currency.
You are required to file a copy of your

written defenses, if any, to said forfei-
ture action on JOHN HOLLOWAY,
Petitioner's attorney, whose address is
Lee County Sheriff's Department, Legal
Division, 14750 Six Mile Cypress Park-
way, Fort Myers, Florida 33912, by mail
within 30 days of first publication, and
file the original with Clerk of the Court
either before service on Petitioner's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint.
Dated this 4TH day of MARCH,
2026.
Kevin C. Karnes
Clerk of Court
(SEAL) By: K Harris
Deputy Clerk
John Holloway, Esquire
LEE COUNTY SHERIFF'S OFFICE
LEGAL DIVISION
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1294
E-mail: JHolloway@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: John Holloway
John Holloway
Florida Bar No.: 376840
March 6, 13, 2026 26-00913L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 25-CA-007066
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATE HOLDERS OF
THE CWALT, INC., ALTERNATIVE
LOAN TRUST 2006-OC1
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2006- OC1
Plaintiff, VS.
FERNANDO I. RIVERA A/K/A
FERNANDO ISRAEL RIVERA
A/K/A FERNANDO RIVERA;
LAURA R. LARRABURE A/K/A
LAURA LARRABURE; PNC BANK,
NATIONAL ASSOCIATION S/B/M
TO NATIONAL CITY BANK;
UNKNOWN TENANT #1 IN
POSSESSION OF THE PROPERTY;
UNKNOWN TENANT #2 IN
POSSESSION OF THE PROPERTY;
Defendant(s).
To the following Defendant(s):
LAURA R. LARRABURE A/K/A LAU-
RA LARRABURE
Last Known Address
529 NW 18TH PLACE
CAPE CORAL, FL 33993
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 21 & 22, BLOCK 3757,
UNIT 51, CAPE CORAL SUB-
DIVISION, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 19,
PAGES 2 THROUGH 16, IN-
CLUSIVE, PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
a/k/a 529 NW 18TH PLACE,
CAPE CORAL, FL 33993

has been filed against you and you are
required to serve a copy of you writ-
ten defenses, if any, to it, on Marinosci
Law Group, P.C., Attorney for Plaintiff,
whose address is 100 W. Cypress Creek
Road, Suite 1045, Fort Lauderdale,
Florida 33309, within 30 days after
the first publication of this Notice in
the BUSINESS OBSERVER (GULF
COAST), and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
mand in the complaint.
This notice is provided pursuant to
Administrative Order No. 2.065.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Brooke Dean, Operations Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or 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.
WITNESS my hand and the seal of
this Court this 4th day of March, 2026.
KEVIN C. KARNES
As Clerk of the Court by:
(SEAL) By: K Harris
As Deputy Clerk
Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
25-06756
March 6, 13, 2026 26-00905L

PUBLISH YOUR LEGAL NOTICE

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

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

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

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com**

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

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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTYGENERAL JURISDICTION
DIVISION
CASE NO. 2025-CA-006008WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR
RESIDENTIAL MORTGAGE
AGGREGATION TRUST,
Plaintiff, vs.
HEYDER INVESTMENT LLC,
JUSTIN HEYDER SOLER a/k/a
JUSTIN SOLER, ARMANDO
SOLER RODRIGUEZ a/k/a
ARMANDO SOLER, SOPHIA
CONSTRUCTION AND
DISTRIBUTOR CORP., OSCAR
ESPANA, BUILD TO INVEST LLC,
VICTOR AVILES, UNKNOWN
TENANT IN POSSESSION 1,
AND UNKNOWN TENANT IN
POSSESSION 2,
Defendants.To: ARMANDO SOLER RODRIGUEZ
a/k/a ARMANDO SOLER
8510 NW 3rd Lane, Apt. 12
Miami, Florida 33126
SOPHIA CONSTRUCTION AND DIS-
TRIBUTOR CORP.
c/o Oscar Espana, as Registered Agent
4839 Tudor Drive, Apt. 2
Cape Coral, Florida 33904
OSCAR ESPANA
4839 Tudor Drive, Apt. 2
Cape Coral, Florida 33904
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWNYOU ARE HEREBY NOTIFIED
that an action to foreclose Mortgage
covering the following real and per-
sonal property described as follows,
to-wit:LOTS 24 AND 25, BLOCK
4270, CAPE CORAL UNIT 60,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 19,
PAGES 154 THROUGH 169,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.has been filed against you and you are
required to a copy of your written de-
fenses, if any, to it on Charles P. Gufford,
McCalla Raymer Leibert Pierce, LLP,
225 E. Robinson St. 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 27th day of February,
2026.Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: K Harris
Deputy ClerkMCCALLA RAYMER LEIBERT
PIERCE, LLP
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: charles.gufford@mccalla.com
Email: todd.latoski@mccalla.com
25-13423FL
March 6, 13, 2026 26-00861L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDACASE NO.: 25-CA-003967
REGIONS BANK,
Plaintiff, vs.KAREN A. DISTELRATH,
UNKNOWN SPOUSE OF KAREN
A. DISTELRATH, DOUGLAS J.
RICHARDSON A/K/A DOUGLAS
RICHARDSON, UNKNOWN
SPOUSE OF DOUGLAS J.
RICHARDSON A/K/A DOUGLAS
RICHARDSON, BRIAN SWEENEY,
UNKNOWN TENANT NO. 1 and
UNKNOWN TENANT NO. 2,
Defendants.NOTICE IS HEREBY GIVEN pursu-
ant to a Summary Final Judgment
dated February 24, 2026, entered in
Case No.: 25-CA-003967 of the Circuit
Court in and for Lee County, Florida,
wherein, are the Defendants, KAR-
EN A. DISTELRATH, UNKNOWN
SPOUSE OF KAREN A. DISTEL-
RATH, DOUGLAS J. RICHARDSON
A/K/A DOUGLAS RICHARDSON,
UNKNOWN SPOUSE OF DOUGLAS
J. RICHARDSON A/K/A DOUGLAS
RICHARDSON, BRIAN SWEENEY,
UNKNOWN TENANT NO. 1 and
UNKNOWN TENANT NO. 2, that I
will sell to the highest and best bid-der for cash by electronic sale at
www.lee.realforeclose.com begin-
ning at 9:00 a.m. on June 25, 2026, on
the following described real property as set
forth in the Final Judgment:Legal:
LOT 7, IONA SHORES UNIT
NO. 1, ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 9, PAGE 110,
PUBLIC RECORDS OF LEE
COUNTY, FLORIDA.
ALSO KNOWN AS 12747 CHA-
THAM DRIVE, FORT MEY-
ERS, FL 33908ANY 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.DATED this 02/25/2026
Kevin C. Karnes
Clerk of Circuit Court
(SEAL) BY: T Mann
Deputy Clerk

March 6, 13, 2026 26-00824L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTYGENERAL JURISDICTION
DIVISION
CASE NO. 2025-CA-006077WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR
RESIDENTIAL MORTGAGE
AGGREGATION TRUST,
Plaintiff, vs.HEYDER INVESTMENT LLC,
JUSTIN HEYDER SOLER a/k/a
JUSTIN SOLER, ARMANDO
SOLER RODRIGUEZ a/k/a
ARMANDO SOLER, SOPHIA
CONSTRUCTION AND
DISTRIBUTOR CORP., OSCAR
ESPANA, BUILD TO INVEST LLC,
VICTOR AVILES, UNKNOWN
TENANT IN POSSESSION 1,
AND UNKNOWN TENANT IN
POSSESSION 2,
Defendants.To: ARMANDO SOLER RODRIGUEZ
a/k/a ARMANDO SOLER
8510 NW 3rd Lane, Apt. 12
Miami, Florida 33126
SOPHIA CONSTRUCTION AND DIS-
TRIBUTOR CORP.
c/o Oscar Espana, as Registered Agent
4839 Tudor Drive, Apt. 2
Cape Coral, Florida 33904
OSCAR ESPANA
4839 Tudor Drive, Apt. 2
Cape Coral, Florida 33904
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWNYOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to-wit:LOTS 15 AND 16, BLOCK
4211, CAPE CORAL UNIT 60,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 19,
PAGES 154 THROUGH 169
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.has been filed against you and you are
required to a copy of your written de-
fenses, if any, to it on Charles P. Gufford,
McCalla Raymer Leibert Pierce, LLP,
225 E. Robinson St. 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 27th day of February,
2026.Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: K Harris
Deputy ClerkMCCALLA RAYMER LEIBERT
PIERCE, LLP
225 E. Robinson St.
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: charles.gufford@mccalla.com
Email: todd.latoski@mccalla.com
25-13442FL
March 6, 13, 2026 26-00862L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA CIVIL ACTION
CASE NO.: 23-CA-11212RICHARD E. SHIELD,
Plaintiff, v.KENNETH D. GOODMAN, AS
TRUSTEE OF THE HWY 80
INVESTMENT TRUST DATED
JANUARY 9, 2006,
Defendant.TO: Otto S. Theuer
18221 Palm Creek Dr
North Fort Myers, FL 33917
Together with all parties claiming inter-
ests by, through, under or against De-
fendant Otto S. Theuer,you are notified that an action for
Quiet Title with respect to the real
property located at 2330 HICKEY
CREEK RD, ALVA FL 33920 (Parcel
ID #26-43-26-00-00005.0010; Parcel
ID: 26-43-26-00-00013.0030) has
been filed against you and you are re-
quired to serve a copy of your written
defenses, if any, to it on Stephen N. Mc-
Guire II, Esq., 5072 Annunciation Cir,
Ste 230, Ave Maria, FL 34142, within
30 days after the first Publication of the
Notice in the Business Observer and
file the original with the Clerk of thisCourt 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.If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact Brooke Dean, Opera-
tions Division Manager, whose office
is located at Lee County Justice Cen-
ter, 1700 Monroe Street, Fort Myers,
Florida 33901, and whose telephone
number is (239) 533-1771, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.WITNESS my hand and seal of this
Court this 26 day of February, 2026.Kevin C. Karnes
Clerk of Court
(SEAL) K Shoap
Deputy Clerk
Stephen N. McGuire II, Esq.,
5072 Annunciation Cir, Ste 230,
Ave Maria, FL 34142
March 6, 13, 20, 27, 2026

26-00864L

FIRST INSERTION

**NOTICE UNDER FICTITIOUS
NAME LAW**Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the
undersigned, desiring to engage in busi-
ness under the fictitious name of Nobles
Gas Services, Inc., located at 22021
Luckey Lee Lane, in the City of Alva,
County of Lee, State of FL, 33920, in-
tends to register the said name with theDivision of Corporations of the Florida
Department of State, Tallahassee, Fla-
rida.Dated this 3 of March, 2026.
NOBLES PLANT
CONSTRUCTION & UNDER-
GROUND, INC.
22021 Luckey Lee Lane
Alva, FL 33920
March 6, 2026 26-00879L

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 FLORIDA MAN SWAG, located
at 3180 Seasons Way Unit 903, in the
City of Estero, County of Lee, State ofFL, 33928, intends to register the said
name with the Division of Corporations
of the Florida Department of State, Tal-
lahassee, Florida.Dated this 3 of March, 2026.
BRIGNOLA CONSULTING, LLC
3180 Seasons Way Unit 903
Estero, FL 33928
March 6, 2026 26-00878L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45
(1301 N.W. 16th Terrace, Cape Coral,
Florida 33993)**IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDACIVIL ACTION
Case No. 25-CA-2702TRYON STREET ACQUISITION
TRUST I,
Plaintiff, v.SUMMER INVESTMENT 1 LLC,
et al.,
DefendantNotice is given that pursuant to the
Final Judgment of Foreclosure Dam-
ages dated February 25, 2026 entered
in Case No. 2025-CA-2702 of the Cir-
cuit Court of the Twentieth Judicial
Circuit in and for Lee County, Florida,
in which TRYON STREET ACQUI-
SITION TRUST I, is the Plaintiff,
and SUMMER INVESTMENTS 1
LLC, et al., is the Defendants, the
Clerk of the Circuit Court will sell to
the highest and best bidder for cash
to be conducted in an online sale at
http://www.lee.realforeclose.com be-
ginning at 9:00 a.m. on April 9, 2026,
in accordance with Chapter 45 Florida
Statutes, the following-described prop-
erty set forth in said Final Judgment of
Foreclosure and Damages:

Lots 37 and 38, Block 2926,

Cape Coral, Unit 42, according to
the plat thereof, recorded in Plat
Book 17, Pages 32 through 44, in-
clusive, of the Public Records of
Lee County, Florida
Property Address: 1301 N.W.
16th Terrace, Cape Coral, Florida
33993Any 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 25th day of February
2026.

02/26/2026

Kevin C. Karnes
(SEAL) N Wright-Angad
CLERK OF COURT
LEE COUNTY, FLORIDA/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
60869733 v2
March 6, 13, 2026 26-00813L

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-001421

IN RE: The Marriage of
Andrew Scott Taylor
Petitioner
andChristian Bethany Taylor
RespondentTO: Christian Bethany Taylor
5809 Gunnison Turn Road, Austin,
Texas 78738YOU ARE NOTIFIED that an ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on Andrew Scott
Taylor whose address is 650 Pecan Park
Road, Apt. 412, Jacksonville, Florida
32218 on or before April 13th, 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. Ifyou fail to do so, a default may be en-
tered against you for the relief deman-
ded in the petition.Copies of all court documents in this
case, including orders, are available at
the Clerk of Circuit Court's office. You
may review these documents upon re-
quest.You must keep the Clerk of the Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or emailed to
the address(es) on record at the clerk's
office.WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.

Dated: 03/02/2026

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

March 6, 13, 20, 27, 2026

26-00869L

FIRST INSERTION

**CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT
OF THE**TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDAGENERAL JURISDICTION
DIVISION

CASE NO: 2025CA002365

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE, OF
GCAT 2024-NQMI TRUST,
Plaintiff, vs.HECTOR ALEJANDRO
QUINTANA RODRIGUEZ,
MONICA ODOARDO; et al.,
Defendant(s).NOTICE IS GIVEN that, in accordance
with the Final Judgment of Foreclo-
sure entered on February 9, 2026 in
the above-styled cause, I will sell to
the highest and best bidder for cash on
March 26, 2026 at 9:00 a.m., at www.
lee.realforeclose.com.LOT 26, IN BLOCK 13, OF
TIMBER CREEK - PHASE 2,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED INUnit Week No. 30, in Condo-
minium Parcel No. 146, of CASA
YBEL BEACH AND RACQUET
CLUB, PHASE F, a condomini-
um, together with an undivided
interest in the common elements
appurtenant thereto, according to
the Declaration of Condomin-
ium thereof recorded in Official
Records Book 1354, Page 1039,
in the Public Records of Lee
County, Florida.
A/K/A UNIT 146F, WEEK 30
pursuant to the Final Judgment of Lien
Foreclosure entered in a case pending
in said Court in the above-styled cause.Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the Lis Pendens must file a claim in
accordance with Florida Statutes, Sec-
tion 45.031.WITNESS my hand and official seal
of said Court this day of 03/02/2026,KEVIN C. KARNES, CLERK
LEE COUNTY CIRCUIT COURT
(SEAL) By: N Wright-Angad
Deputy ClerkKELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD &
BOYER, P.A.
255 SOUTH ORANGE AVENUE,
SUITE 900
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICECOPIES@QPWBLAW.COM
Matter No.: FL-008881-25
March 6, 13, 2026 26-00829L

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-006614CASA YBEL BEACH AND
RACQUET CLUB CONDOMINIUM
ASSOCIATION, INC., a Florida
non-profit corporation, a
Plaintiff, vs.HELEN J. STANDISH,
INDIVIDUALLY AND AS TRUSTEE
OF THE THEODORE C. AND
HELEN J. STANDISH TRUST,
DATED FEBRUARY 10, 1987,
THE UNKNOWN SUCCESSOR
TRUSTEE OF THE THEODORE C.
AND HELEN J. STANDISH TRUST,
DATED FEBRUARY 10, 1987, AND
LEANNA J. STANDISH,
Defendants.NOTICE IS hereby given that the un-
dersigned, 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.real
foreclose.com, in accordance with Sec-
tion 45.031, Florida Statutes, offer for
sale and sell to the highest bidder for
cash, the following described property
situated in Lee County, Florida:Unit Week No. 30, in Condo-
minium Parcel No. 146, of CASA
YBEL BEACH AND RACQUET
CLUB, PHASE F, a condomini-
um, together with an undivided
interest in the common elements
appurtenant thereto, according to
the Declaration of Condomin-
ium thereof recorded in Official
Records Book 1354, Page 1039,
in the Public Records of Lee
County, Florida.
A/K/A UNIT 146F, WEEK 30
pursuant to the Final Judgment of Lien
Foreclosure entered in a case pending
in said Court in the above-styled cause.Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the Lis Pendens must file a claim in
accordance with Florida Statutes, Sec-
tion 45.031.WITNESS my hand and official seal
of said Court this day of 03/02/2026,KEVIN C. KARNES, CLERK
OF COURT
(SEAL) By: N Wright-Angad
Deputy ClerkMichael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50153 / 13-29262
March 6, 13, 2026 26-00871LHOW TO
PUBLISH YOUR
LEGAL
NOTICE
IN THEBUSINESS
OBSERVERCALL
941-906-9386
and select the appropriate County
name from the menu option
OR
e-mail legal@businessobserverfl.comBusiness
Observer

--- ESTATES / ACTIONS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-654
IN RE: ESTATE OF: TERESA ERICKSON
Deceased

The administration of the estate of Teresa Erickson, deceased, whose date of death was July 9, 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: March 6, 2026.

Personal Representative:
Gary Erickson,
17160 Slater Rd,
North Fort Myers, FL 33917
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@sitkalaw.com
March 6, 13, 2026 26-00883L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000238
IN RE: ESTATE OF RICHARD GEORGE CASAVANT, Deceased.

The administration of the estate of RICHARD GEORGE CASAVANT, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

CAROLE CASAVANT
Personal Representative
25665 Citrus Blossom Drive
Bonita Springs, FL 34135
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B.
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
March 6, 13, 2026 26-00882L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000364
Division: Probate
IN RE: ESTATE OF KATHLEEN MARY ROBITAILLE, a/k/a KATHLEEN M. ROBITAILLE, 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 Kathleen Mary Robitaille, a/k/a Kathleen M. Robitaille, deceased, File Number 26-CP-000364, 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 October 27, 2025; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Arthur E. Robitaille, individually, and as Trustee of the Kathleen M. Robitaille Trust	9601 Halyards Ct., Unit 24 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 FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Persons Giving Notice:
Arthur E. Robitaille
9601 Halyards Ct., Unit 24
Fort Myers, FL 33919
Attorney for Persons Giving Notice
Lowell S. Schoenfeld
Attorney for Petitioner
Florida Bar Number: 980099
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
bethm@trustska.com
4915-7653-7475, v.1
March 6, 13, 2026 26-00887L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-177
IN RE: ESTATE OF MICHAEL THOMAS NEWHOUSE, Deceased.

The administration of the estate of Michael Thomas Newhouse, deceased, whose date of death was December 25, 2023, 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 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 March 6, 2026.

Personal Representative:
Michele Newhouse Hill
3 Valley View Ave.
Gladstone, New Jersey 07934
Attorney for Personal Representative:
Nicole R. Cook, Esq.
Florida Bar Number: 124945
SIMMONS & COOK, PLLC
2080 McGregor Blvd.,
Suite 101
Fort Myers, FL 33901
Telephone: (239) 204-9376
Fax: (239) 204-9378
E-Mail: Nicole@lawswfl.com
Secondary E-Mail:
Victoria@lawswfl.com
March 6, 13, 2026 26-00881L

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-000515
DIVISION: P(2)
IN RE: ESTATE OF SEAN ALEX VALDES, Deceased.

The administration of the Estate of Sean Alex Valdes, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Gricel Valdes
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300,
Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
March 6, 13, 2026 26-00888L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-530
IN RE: ESTATE OF PAUL E. MONGER a/k/a PAUL ELWOOD MONGER, Deceased.

The administration of the Estate of PAUL E. MONGER a/k/a PAUL ELWOOD MONGER, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The Personal Representative have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

Personal Representative:
JENNIFER L. MONGER-GOGAL
c/o Cummings & Lockwood, LLC
Attorney for Personal Representative:
HOWARD M. HUJSA, ESQ.
Florida Bar No. 0979480
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
9474692.1.docx 3/3/2026
CM:000099-4129
March 6, 13, 2026 26-00895L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-541
Division: Probate
IN RE: ESTATE OF HAL R. WELCH, a/k/a HAL ROYCE WELCH, Deceased.

The administration of the Estate of Hal R. Welch, a/k/a Hal Royce Welch, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 March 6, 2026.

Personal Representative:
Toni Bixel
20610 N. 103rd Lane
Peoria, AZ 85382
Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Petitioner
Florida Bar Number: 98095
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
4915-4255-1681, v.1
March 6, 13, 2026 26-00892L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000605
IN RE: ESTATE OF WALTER E. TRUMPP Deceased.

The administration of the estate of WALTER E. TRUMPP, deceased, whose date of death was January 21, 2026 ; File Number 26-CP-000605, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

tor 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.

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 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: March 6, 2026.

BUSEY BANK
Personal Representative
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
A. ERIC ANDERSON
Attorney for Personal Representative
Florida Bar No. 0322865
A. ERIC ANDERSON, P.A.
350 Fifth Avenue South,
Suite 200
Naples, Florida 34102
Telephone: (239) 262-7748
Facsimile: (239) 262-7144
March 6, 13, 2026 26-00893L

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-006410

TH MSR HOLDINGS LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEVIN BRENNAN A/K/A KEVIN C. BRENNAN, ET AL., DEFENDANT(S).
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Kevin Brennan A/K/A Kevin C. Brennan Last Known Address: 1834 SE 1st St, Cape Coral, FL 33990
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 87 and 88, Block 1349, CAPE CORAL UNIT 18, a subdivision according to the plat thereof recorded in Plat Book 13, Page 96 through 120, inclusive, of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West

Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, within (30) days after the first publication of this Notice in 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 4th day of March, 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
25FLA04-0122
March 6, 13, 2026 26-00904L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

11/10/25

CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

Business Observer

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDACIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-003341
MCLP ASSET COMPANY, INC.,
Plaintiff, vs.SAGAR PATEL, et al.,
Defendants.

TO: SAGAR PATEL

Last Known Address: 9928 Via San
Marco Loop, Fort Myers, FL 33905YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on
the following property located in Lee
County, Florida:LOT 10, OF THE PROME-
NADE EAST AT THE FORUM,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 82, PAGE(S) 63
THROUGH 70, OF THE PUB-
LIC RECORDS OF LEE COUN-
TY, FLORIDA.including the buildings, appur-
tenances, and fixture located
thereon.Property Address: 9928 Via San
Marco Loop, Fort Myers, FL
33905 (the "Property").filed against you and you are required to
serve a copy of your written defenses, if
any, to it on HOWARD LAW, Plaintiff's
attorney, whose address is 902 Clint
Moore Road, Suite 220, Boca Raton,
FL 33487 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 dem-
anded in the Complaint or petition
filed herein.WITNESS my hand and seal of this
Court at Lee, Florida on this 27th day of
February, 2026.KEVIN C. KARNES
LEE COUNTY CLERK OF COURT
(SEAL) By: K Harris
Deputy ClerkHOWARD LAW,
Plaintiff's attorney,
902 Clint Moore Road, Suite 220,
Boca Raton, FL 33487
March 6, 13, 2026 26-00842L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISIONCASE NO.: 25-CA-006956
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
REBECCA CRUZ AKA REBECCA
VANESSA CRUZ, et al.,
Defendants.TO: UNKNOWN HEIRS, BENEFI-
CIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ES-
TATE OF REBECCA CRUZ AKA RE-
BECCA VANESSA CRUZ
5638 EASY ST., BOKEELIA, FL 33922
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:LOT (S) 9A AND 10A, PINE
ISLAND VILLAS ADDITION,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 22,
PAGE(S) 29 AND 30, 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 De Cubas
& Lewis, P.A., Attorney for Plaintiff,whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 within thirty
(30) days after the first publication of
this Notice in the (Please publish in
BUSINESS OBSERVER) and file the
original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact Brooke Dean, Opera-
tions Division Manager, whose office
is located at Lee County Justice Cen-
ter, 1700 Monroe Street, Fort Myers,
Florida 33901, and whose telephone
number is (239) 533-1771, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.WITNESS my hand and the seal
of this Court this 26 day of February,
2026.KEVIN C. KARNES
As Clerk of the Court
(SEAL) By K Shoap
As Deputy ClerkDe Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-02945
March 6, 13, 2026 26-00810L

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-005886

Trust Bank
Plaintiff, vs.
Claude Joinville a/k/a Claude Elie
Joinville a/k/a Claude E. Joinville;
et al
Defendants.TO: Unknown Spouse of Yvania Alius
a/k/a Yvania Alius JoinvilleLast Known Address: 2727 NE 5th
Place, Cape Coral, FL 33909YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on
the following property in Lee County,
Florida:LOT (S) 74 AND 75, BLOCK
2351, CAPE CORAL UNIT 36,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 16,
PAGE(S) 112 THROUGH 130,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,

FLORIDA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Julie York, Es-
quire, Brock & Scott, PLLC., the Plain-
tiff's attorney, whose address is 4919
Memorial Hwy, Suite 135, Tampa, FL
33634, within thirty (30) days of the
first date of publication and file the
original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS
DATED ON 02/27/2026.Kevin C. Karnes
As Clerk of the Court
(SEAL) By K Harris
As Deputy ClerkJulie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 19-F00617
March 6, 13, 2026 26-00843L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISIONCASE NO.: 25-CA-005885
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.KURT PENDLETON A/K/A KURT
ANDREW PENDLETON, et al.,
Defendants.TO: UNKNOWN TRUSTEE OF THE
BERG FAMILY TRUST
11504 CENTAUR WAY, LEHIGH
ACRES, FL 33971
UNKNOWN BENEFICIARIES OF
THE BERG FAMILY TRUST
11504 CENTAUR WAY, LEHIGH
ACRES, FL 33971YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:LOT 35, OLYMPIA POINTE,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 82, PAGES 84
THROUGH 97, 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 writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 within thirty
(30) days after the first publication of
this Notice in the (Please publish inBUSINESS 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.If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact Brooke Dean, Opera-
tions Division Manager, whose office
is located at Lee County Justice Cen-
ter, 1700 Monroe Street, Fort Myers,
Florida 33901, and whose telephone
number is (239) 533-1771, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.WITNESS my hand and the seal
of this Court this 26 day of February,
2026.KEVIN C. KARNES
As Clerk of the Court
(SEAL) By K Shoap
As Deputy ClerkDe Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03494
March 6, 13, 2026 26-00811L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDACIVIL DIVISION
CASE NO.: 25-CA-5292
JUDGE: M.T. MCHUGHNEIL COVERT, As Personal
Representative Of The ESTATE OF
MARILYN K. PHELAN, THOMAS
W. PHELAN, MICHAEL K.
PHELAN, AND JAMES T. PHELAN,
Plaintiffs, v.JOHN G. PHELAN, BANK
UNITED, N.A., FLAGSTAR BANK,
N.A., CHARLES SCHWAB & CO,
INC., AND FIRST FOUNDATION
BANK,
Defendants.IN THE NAME OF THE STATE OF
FLORIDA:To: JOHN G. PHELAN
23231 Sanabria Loop, Bonita Springs,
Florida 34135
24540 Woodsage Drive, Bonita Springs,
Florida 34134YOU ARE hereby notified that an
action has been initiated against you
in the Circuit Court Civil Division, in
Lee County, Fort Myers, Florida. You
are required to serve a copy of your an-
swers or pleading to said Complaint on
Plaintiffs, NEIL COVERT, as Personal
Representative of the Estate of Mari-lyn K Phelan, THOMAS W. PHELAN,
MICHAEL K. PHELAN, and JAMES
T. PHELAN, attorney of record, Chris-
topher DeCosta, Esq., Mahshie & De-
Costa, PA. 1560 Mathews Drive, Suite
E, Fort Myers, FL 33907; emails:
chris@md-lawfirm.com, mariela@
md-lawfirm.com, and ashley@md-law-
firm.com, and file the original answers
or pleadings with the Office of Clerks of
the Circuit Court, Justice Center, 2nd
Floor, 2075 Dr. Martin Luther King, Jr.
Bldv, Fort Myers, Florida 33901, on or
before April 8, 2026, following the date
of the first publication of this Notice of
Action. If you fail to do so, a Judgment
by Default will be taken against you for
the relief demanded in said Complaint.
DONE AND ORDERED.Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Harris
Deputy ClerkTHOMAS W. PHELAN,
MICHAEL K. PHELAN,
and JAMES T. PHELAN,
Christopher DeCosta, Esq.,
Mahshie & DeCosta, PA.
1560 Mathews Drive, Suite E,
Fort Myers, FL 33907;
emails: chris@md-lawfirm.com,
mariela@md-lawfirm.com,
ashley@md-lawfirm.com
March 6, 13, 20, 27, 2026
26-00844L**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDACase No.: 26-CA-000056
LAKEVIEW LOAN SERVICING,
LLC
Plaintiff, vs.SANDY LUIS RODRIGUEZ, ET AL
Defendant(s).To the following Defendant(s):
SANDY LUIS RODRIGUEZLast Known Address
616 MAPLE AVE N
LEHIGH ACRES, FL 33972NICOLE RODRIGUEZ
Last Known Address
616 MAPLE AVE N
LEHIGH ACRES, FL 33972

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-
lowing described property:LOT 24, BLOCK 34, UNIT 9,
SECTION 28, TOWNSHIP 44
SOUTH, RANGE 27 EAST, A
SUBDIVISION OF LEHIGH
ACRES, ACCORDING TO THE
PLAT THEREOF RECORDED
IN DEED BOOK 252, PAGE 466
AND ALSO IN PLAT BOOK 15,
PAGE(S) 42, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
a/k/a 616 MAPLE AVE N, LE-
HIGH ACRES, FL 33972has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Marinosci
Law Group, P.C., Attorney for Plaintiff,
whose address is 100 W. Cypress Creek
Road, Suite 1045, Fort Lauderdale,

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDACASE NO.: 25-CA-001954
FLORIDA SELL NOW LLC, a
Florida Limited Liability Company,
Plaintiff, v.The Known and Unknown Heirs,
Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees, and
all other parties claiming interest
by, through, under or against the
Estate of Mary Sapp, Deceased; The
Unknown Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors,
Trustees, and all other parties
claiming interest by, through, under
or against the Estate of Dorothy
Wallace, Deceased; The Unknown
Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors,
Trustees, and all other parties
claiming interest by, through,
under or against the Estate of
George Edward Wallace, Deceased;The Known and Unknown Heirs,
Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees, and
all other parties claiming interest
by, through, under or against the Estate
of James Troy Wallace, Deceased;
Wayne Wallace; Gary Wallace;
The Known and Unknown Heirs,
Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees, and
all other parties claiming interest
by, through, under or against the
Estate of Ralph Wallace, Deceased;Rebecca Blackard; The Known
and Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of Floyd
Wallace, Deceased; Linda Parlin;
Anthony Wallace; The Known and
Unknown Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors,
Trustees, and all other parties
claiming interest by, through, under
or against the Estate of Paul Wallace,
Deceased; The Unknown Devisees
of the Estate of Constance Stout
Wallace, Deceased, by and through
Andrew D. Voeltz, as Successor
Personal Representative of the
Estate of Constance Stout Wallace;
Chad Wallace; Michael Wallace;
Trinity Biller; The Known and
Unknown Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors,
Trustees, and all other parties
claiming interest by, through, under
or against the Estate of Nikki Jones,
Deceased; The Unknown Heirs,
Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees, and all
other parties claiming interest by,
through, under or against the Estate
of Lloyd Wallace, Deceased; The
Known and Unknown Heirs,
Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees, and all
other parties claiming interest by,through, under or against the Estate
of Bobby Glenn Wallace, Deceased;
Lora Allen; The Known and
Unknown Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors,
Trustees, and all other parties
claiming interest by, through, under
or against the Estate of Marlie
Wallace, Deceased; Donyale Rucker;
Courtney Wallace; Dereke Wallace;
The Known and Unknown Heirs,
Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees, and all
other parties claiming interest by,
through, under or against the Estate
of Dolly W Teal, Deceased; Conny
Jordan; Bonnie Moore; Lonnie
Moore; Willie Allen Moore Jr.;The Known and Unknown Heirs,
Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees, and all
other parties claiming interest by,
through, under, or against the Estate
of Brenda Rodgers a/k/a Brenda
Simpler, Deceased; Monica Marie
Rodgers Brown; Crystal Rodgers;
Bryon Councill.Defendants.
TO: THE KNOWN AND UNKNOWN
HEIRS, DEVISEES, GRANTEES, AS-
SIGNEES, LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHER PART-
IES CLAIMING INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF FLOYD WALLACE,
DECEASED.Last Known Residence: Unknown
YOU ARE HEREBY NOTIFIED that
an action for partition on the following
property in LEE County, Florida:Legal Description: Timber Trails
Lot 98: The North 165' of the
South 2,640' of the West 1/2 of the
SW 1/4 of Section 10, Township 45
South, Range 26 East, Lee Coun-
ty, Florida. Subject to a
25' drainage easement on the
East side and a 30' road eases-
ment on the West side.Address: 11521 Shawnee Road,
Fort Myers, Florida 33913
Parcel ID: 10-45-26-00-
00001.0310has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on MELTON
LAW FIRM, Plaintiff's attorney, whose
address is P.O. Box 320, Winter Park,
Florida 32790, and file the original
with the clerk of the above styled court
on or before April 7, 2026; 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 consecutive weeks in
Business Observer.
WITNESS my hand and the seal of
said Court at Fort Myers, Lee County,
Florida, on this 26th day of February,
2026.KEVIN C. KARNES, LEE COUNTY
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
(SEAL) By: K Harris
Circuit JudgeMELTON LAW FIRM,
Plaintiff's attorney,
P.O. Box 320, Winter Park,
Florida 32790,
March 6, 13, 20, 27, 2026
26-00823L

FIRST INSERTION

Florida 33309, within 30 days after
the first publication of this Notice in
the BUSINESS OBSERVER (GULF
COAST), and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief dem-
anded in the complaint.If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance. Please
contact Brooke Dean, Operations Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or imme-diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.This notice is provided pursuant to
Administrative Order No. 2.065.WITNESS my hand and the seal of
this Court this 27th day of February,
2026.Kevin C. Karnes
As Clerk of the Court by:
(SEAL) By: K Harris
As Deputy ClerkSubmitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
25-07676
March 6, 13, 2026 26-00845L**SAVE TIME**Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- ACTIONS / SALES ---

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-007084
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
HOLLY ANGELA SMITH A/K/A HOLLY SMITH, et al.
Defendant(s).
 TO: HOLLY ANGELA SMITH A/K/A HOLLY SMITH, UNKNOWN SPOUSE OF HOLLY ANGELA SMITH A/K/A HOLLY SMITH, whose last known residences are: 413 NW 1ST PL, CAPE CORAL, FL 33993; and 1285 ROBERTSON RD, CHUCKEY, TN 37641; and 338 PYRAMID AVE, LEHIGH ACRES, FL 33974
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 12, BLOCK 28, UNIT 7, SOUTHWOOD SECTION 7, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN

PLAT BOOK 26, PAGE 66, 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 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 27th 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
 25-366856
 March 6, 13, 2026 26-00859L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 25CA4193
BAY POINT OF BONITA CONDOMINIUM ASSOCIATION, INC., a Florida Not-for-profit Corporation,
Plaintiff, v.
THE ESTATE OF ROGER RABA A/K/A RABA ROGER, ET AL.,
Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida on February 25, 2026, I will sell the property situated in Lee County, Florida, described as:
 Condominium Unit No. B-1, BAY POINT, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Record Book 1572, Page 2084 of the Public Records of Lee County, Florida,

and all amendments thereto, together with its undivided share in the common elements.
 a/k/a 27670 Bay Point Lane, #B1, Bonita Springs, FL 34134
 at public sale, to the highest and best bidder, for cash, on April 9, 2026, beginning at 9:00 a.m. at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.
 Dated: 02/26/2026
 Kevin C. Karnes, As Clerk of the Court (SEAL) By: N Wright-Angad
 Deputy Clerk
 G. Tyler Baillargeon, Esq.,
 Goede, DeBoest & Cross, PLLC,
 Attorney for Plaintiff,
 tbaillargeon@gadclaw.com and
 kgermanis@gadclaw.com
 March 6, 13, 2026 26-00819L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 25-CA-001659
MCLP ASSET COMPANY, INC.
Plaintiff(s), vs.
FUNDVATE 32 LLC
Defendant(s).
 NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 25, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of March, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
 LOT 9, BLOCK 10, UNIT 7, LEHIGH ESTATES, A SUBDIVISION OF LEHIGH ACRES, AC-

CORding TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 Property address: 332/334 Gilbert Avenue South, Lehigh Acres, FL 33973
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 02/26/2026
 Kevin Karnes
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court (SEAL) BY: N Wright-Angad
 Deputy Clerk
 Padgett Law Group,
 Attorney for Plaintiff
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 attorney@padgettlawgroup.com
 TDP File No. 24-012791-2
 March 6, 13, 2026 26-00825L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
 GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-005983
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
GORDON RANDALL LAVERS, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 24, 2025 in Civil Case No. 24-CA-005983 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Gordon Randall Lavers, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26 day of March, 2026 at 9:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit:
 Unit 212 of Timberwood Village II, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1820, Page 673, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.
 Address: 6012 Timberwood Cir, APT 212, Fort Myers, FL 33908
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 Dated this day of 03/02/2026,
 Kevin C. Karnes
 Deputy Clerk
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court (SEAL) BY: N Wright-Angad
 McCalla Raymer Leibert Pierce, LLP
 110 SE 6th Street, Suite 2300
 Fort Lauderdale, FL 33301
 AccountsPayable@mccalla.com
 Counsel of Plaintiff
 24-10266FL
 March 6, 13, 2026 26-00866L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 25CA4193
BAY POINT OF BONITA CONDOMINIUM ASSOCIATION, INC., a Florida Not-for-profit Corporation,
Plaintiff, v.
THE ESTATE OF ROGER RABA A/K/A RABA ROGER, ET AL.,
Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida on February 25, 2026, I will sell the property situated in Lee County, Florida, described as:
 Unit No. A-4 of BAY POINT, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1572, Page 2084, and all exhibits and

amendments thereof, Public Records of Lee County, Florida.
 a/k/a 27671 Bay Point Lane, #A4, Bonita Springs, FL 34134
 at public sale, to the highest and best bidder, for cash, on April 9, 2026, beginning at 9:00 a.m. at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.
 Dated: 02/26/2026
 Kevin C. Karnes, As Clerk of the Court (SEAL) By: N Wright-Angad
 Deputy Clerk
 G. Tyler Baillargeon, Esq.,
 Goede, DeBoest & Cross, PLLC,
 Attorney for Plaintiff,
 tbaillargeon@gadclaw.com and
 kgermanis@gadclaw.com
 March 6, 13, 2026 26-00820L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 25CA4193
BAY POINT OF BONITA CONDOMINIUM ASSOCIATION, INC., a Florida Not-for-profit Corporation,
Plaintiff, v.
THE ESTATE OF ROGER RABA A/K/A RABA ROGER, ET AL.,
Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida on February 25, 2026, I will sell the property situated in Lee County, Florida, described as:
 Unit A-2, BAY POINT, a Condominium according to the Declaration of Condominium recorded in Official Record Book 1572 at page(s) 2084, et. seq., of the Public Records of Lee County, Florida, together with all appur-

tenances thereunto appertaining and specified in said Condominium Declaration, and as may be amended.
 a/k/a 27671 Bay Point Lane, #A2, Bonita Springs, FL 34134
 at public sale, to the highest and best bidder, for cash, on April 9, 2026, beginning at 9:00 a.m. at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.
 Dated: 02/26/2026
 Kevin C. Karnes, As Clerk of the Court (SEAL) By: N Wright-Angad
 Deputy Clerk
 G. Tyler Baillargeon, Esq.,
 Goede, DeBoest & Cross, PLLC,
 Attorney for Plaintiff,
 tbaillargeon@gadclaw.com and
 kgermanis@gadclaw.com
 March 6, 13, 2026 26-00818L

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-004737
THE COTTAGES AT SOUTH SEAS PLANTATION CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
BARBARA M. ARKUSH, INDIVIDUALLY AND AS TRUSTEE OF THE BARBARA M. ARKUSH SELF DECLARATION OF TRUST, DATED JUNE 22, 2000, and THE UNKNOWN SUCCESSOR, TRUSTEE(S) THE BARBARA M. ARKUSH SELF DECLARATION OF TRUST, DATED JUNE 22, 2000,
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. 4, Parcel No. 1502, 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 02/27/2026,
 KEVIN C. KARNES,
 CLERK OF COURT (SEAL) BY: N Wright-Angad
 Deputy Clerk
 Michael J. Belle, Esquire
 Attorney for Plaintiff
 service@michaelbelle.com
 49134 / 2-54442
 March 6, 13, 2026 26-00863L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 25CA4193
BAY POINT OF BONITA CONDOMINIUM ASSOCIATION, INC., a Florida Not-for-profit Corporation,
Plaintiff, v.
THE ESTATE OF ROGER RABA A/K/A RABA ROGER, ET AL.,
Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida on February 25, 2026, I will sell the property situated in Lee County, Florida, described as:
 Unit A-3, BAY POINT, a Condominium according to the Declaration of Condominium recorded in Official Record Book 1572 at page(s) 2084, et. seq., of the Public Records of Lee County, Florida, together with all appur-

tenances thereunto appertaining and specified in said Condominium Declaration, and as may be amended.
 a/k/a 27671 Bay Point Lane, #A3, Bonita Springs, FL 34134
 at public sale, to the highest and best bidder, for cash, on April 9, 2026, beginning at 9:00 a.m. at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.
 Dated: 02/26/2026
 Kevin C. Karnes, As Clerk of the Court (SEAL) By: N Wright-Angad
 Deputy Clerk
 G. Tyler Baillargeon, Esq.,
 Goede, DeBoest & Cross, PLLC,
 Attorney for Plaintiff,
 tbaillargeon@gadclaw.com and
 kgermanis@gadclaw.com
 March 6, 13, 2026 26-00821L

FIRST INSERTION

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO: 2025CA001163
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JOHN PACE; et. al.,
Defendant(s).
 NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on February 9, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on March 26, 2026 at 9:00 a.m., at www.lee.realforeclose.com.
 LOT 74, BLOCK 5983, CAPE CORAL UNIT 93, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA
 Property Address: 2609 Southwest 25th Street, Cape Coral, FL 33914
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED
 Dated: 02/27/2026.
 KEVIN C. KARNES, CLERK
 LEE COUNTY CIRCUIT COURT (SEAL) BY: N Wright-Angad
 Deputy Clerk
 KELLEY L. CHURCH, ESQUIRE
 QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
 255 SOUTH ORANGE AVENUE,
 SUITE 900
 ORLANDO, FL 32801
 ATTORNEY FOR PLAINTIFF
 SERVICECOPIES@QPWBLLAW.COM
 Matter No.: FL-002871-23
 March 6, 13, 2026 26-00830L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
 GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-002180
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
CARL W. WESTCOTT, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 5, 2026 in Civil Case No. 25-CA-002180 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Carl W. Westcott, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26 day of March, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE SOUTH 4 FEET OF LOT 7 AND THE NORTH 67 FEET OF LOT 8, BLOCK 1, FIESTA VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 Address: 6683 E Tropicana Dr, Fort Myers, FL 33919
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 Dated this day of 03/02/2026
 Kevin C. Karnes
 Deputy Clerk
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court (SEAL) BY: N Wright-Angad
 McCalla Raymer Leibert Pierce, LLP
 110 SE 6th Street,
 Suite 2300
 Fort Lauderdale, FL 33301
 AccountsPayable@mccalla.com
 Counsel of Plaintiff
 25-11605FL
 March 6, 13, 2026 26-00865L

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-004812
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Debra Meyer a/k/a Debra Lynn Meyer a/k/a Debra L. Meyer a/k/a D.L. Meyer, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-004812 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Debra Meyer a/k/a Debra Lynn Meyer a/k/a Debra L. Meyer a/k/a D.L. Meyer; Coastal Community Bank; United States of America on behalf of the Small Business Administration are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, begin-

ning at 9:00 AM on the April 9, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOTS 53 AND 54, BLOCK 1259, CAPE CORAL, UNIT 18, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96 TO 120, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 TAX ID: 20-44-24-C4-01259.0530
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 Dated this day of 02/27/2026
 Kevin Karnes
 As Clerk of the Court (SEAL) BY: N Wright-Angad
 As Deputy Clerk
 Brock & Scott PLLC
 4919 Memorial Hwy,
 Suite 135
 Tampa, FL 33634
 Attorney for Plaintiff
 March 6, 13, 2026 26-00828L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
 GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-003219
FIFTH THIRD BANK N.A.,
Plaintiff, vs.
FRANKLIN ANTHIS, JR. A/K/A FRANKLIN E. ANTHIS, JR. A/K/A FRANKLIN EUGENE ANTHIS, JR. A/K/A FRANKLIN ANTHIS, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed February 19, 2026 entered in Civil Case No. 25-CA-003219 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 day of April 16, 2026 on the following described

property as set forth in said Summary Final Judgment:
 Lots 9 and 10, Block 1882, Cape Coral Unit 45 Part 1, a subdivision, according to the plat thereof, as recorded in Plat Book 21, Pages 135 through 150, of the Public Records of Lee County, Florida.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 Dated this day of 02/26/2026
 Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court (SEAL) BY: N Wright-Angad
 Deputy Clerk
 MCCALLA RAYMER LEIBERT PIERCE, LLP,
 ATTORNEY FOR PLAINTIFF
 110 SE 6TH STREET
 FORT LAUDERDALE, FL 33301
 (855) 281-3909
 MRSERVICE@MCCALLA.COM
 25-12259FL
 March 6, 13, 2026 26-00827L



Who benefits from legal notices?

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

--- ACTIONS ---

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-005781
**LAKEVIEW LOAN SERVICING
LLC
PLAINTIFF, VS.**

**HELEN BLYTHE LIMEHOUSE,
ET AL.,
DEFENDANT(S).**
TO: Helen Blythe Limehouse
Last Known Address: 628 S Mechanic
St Pendleton SC 29670
Current Residence: UNKNOWN

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

LOT 8, BLOCK G, OF LOVE-
JOY PARK, ACCORDING TO
THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
5, PAGE 26, 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 MILLER,
GEORGE & SUGGS, PLLC, Attorney
for Plaintiff, whose address is 600 West
Hillsboro Boulevard, Suite 600, Deer-
field Beach, FL 33441, within thirty
(30) days after the first publication of
this Notice in 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 dem-
anded in the complaint

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

WITNESS my hand and the seal of
this Court this 27th 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
25FL801-0128
March 6, 13, 2026 26-00841L

FIRST INSERTION

**NOTICE OF ACTION FOR
PUBLICATION**

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

CASE NO.: 26-DR-651
**IN RE: THE ADOPTION OF
JAYDEN MATTHEW BEUERMAN
a child.**

TO: Katelyn Lefrancois
4032 Winkler Ave., Apt 204
Fort Myers, Florida 33916-7775

YOU ARE NOTIFIED that an action
for Dissolution of Marriage with Minor
Children and Division of Corporate En-
tity 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 Mum-
mert, Esquire, of Mummert Law, PA,
attorneys for the Wife, whose address is
1375 Jackson Street, Suite 204, Fort
Myers, Florida 33901, on or before
April 7, 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 im-
mediately 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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or emailed
to the addresses on record at the clerk's
office.

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

Dated this 26th day of February,
2026.

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

MICHAEL MUMMERT, ESQUIRE
FBN. 10069
SARAH FOUGERE, ESQUIRE
FBN. 1059501
Attorneys for Petitioner
1375 Jackson Street, Suite 204
Fort Myers, Florida 33901
Phone: 239-597-9999
Fax: 239-597-9974
mummert@mummertlawfirm.com
service@mummertlawfirm.com
March 6, 13, 20, 27, 2026 26-00840L

FIRST INSERTION

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

CASE NO.: 25-CC-007052
**MHC THE HERITAGE TWO,
L.L.C. d/b/a The Heritage and
MHC OPERATING LIMITED
PARTNERSHIP,
Plaintiffs, vs.**

**ALL UNKNOWN BENEFICIARIES,
HEIRS, SUCCESSORS, AND
ASSIGNS OF ANASTASIA MARIE
SAUSSER; TANYA A. BARTON; and
UNKNOWN PARTY OR PARTIES
IN POSSESSION,
Defendants.**

TO: All Unknown Beneficiaries, Heirs,
Successors, and Assigns of Anastasia
Marie Sausser
3533 Heritage Lakes Blvd.
Lot No. 1170

N. Fort Myers, Florida 339172
YOU ARE NOTIFIED that an ac-
tion for possession of a mobile home lot
as to that certain mobile home and all
personal items, appliances, and fixtures
contained therein located at:

3533 Heritage Lakes Blvd., Lot

No. 1170, N. Fort Myers, Florida
33917

has been filed against you, and you are
required to serve a copy of your written
defenses, if any, to it on Brian C. Chase,
Esq., Plaintiff's attorney, whose address is
1313 North Howard Avenue, Tampa,
Florida 33607, ON OR BEFORE April
07, 2026 IN THE BUSINESS OB-
SERVER, and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief dem-
anded in the Complaint or petition.

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

Dated: 02/26/2026

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

Brian C. Chase, Esq.,
Plaintiff's attorney,
1313 North Howard Avenue,
Tampa, Florida 33607
March 6, 13, 20, 27, 2026

26-00809L

SUBSEQUENT INSERTIONS

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

THIRD 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 De-
scription 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 PUB-
LIC RECORDS OF LEE COUN-
TY, 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 accord-
ing to the law the property described
in such certificate(s) will be sold to the
highest bidder online at www.lee-real-
taxdeed.com on 03/24/2026 at 10:00
am, by Kevin C. Karnes, Lee County
Clerk of the Circuit Court & Comptrol-
ler.

Feb. 20, 27; Mar. 6, 13, 2026
26-00615L

THIRD 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 ac-
tion 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 re-
quest.

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

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

Dated: 2/18/26

CLERK OF THE CIRCUIT COURT
(SEAL) By: TM
{Deputy Clerk}

Feb. 20, 27; Mar. 6, 13, 2026
26-00705L

THIRD INSERTION

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

Case No. 25-CA-005316
**VVV INVESTMENTS, LLC,
A Florida for Profit Limited Liability
Corporation**

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

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

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

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

THIRD 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, Bo-
nita Springs, FL 34134, on or before
March 25, 2026. You must file the ori-
ginal 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

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-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, John-
stown, Colorado 80534

YOU ARE NOTIFIED that an ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your writ-
ten defenses, if any, to it on Shaista Gul
whose address is 4910 Preserve Boul-
levard, 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, Flori-
da 33901 before service on Petitioner or
immediately thereafter. If you fail to do
so, a default may be entered against you
for the relief demanded in the petition.

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

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

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

Dated: 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 of Self Storage Sale
Please take notice 24/7 Store It - Pine
Island located at 5111 Doug Taylor Cir-
cle St. James FL 33956 intends to hold
a sale to sell the property stored at the
Facility by the below Occupant who is
in default at an Auction. The sale will
occur as an online auction via www.
storagetreasures.com on 3/19/2026 at
10:00 AM. Unless stated otherwise the
description of the contents are house-
hold goods, furnishings and garage es-
sentials. 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

FOURTH 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 DEL 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. ACCORD-
ING TO PLAT THEREOF RE-
CORDED 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 writ-
ten 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
(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 ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on 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
St Fort Myers FL 33901 before service
on Petitioner or immediately thereafter.
If you fail to do so, a default may be en-
tered against you for the relief deman-
ded in the petition.

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

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

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

Dated: 02/23/26

CLERK OF THE CIRCUIT COURT
(SEAL) By: TM
Deputy Clerk
Feb. 27; Mar. 6, 13, 20, 2026
26-00778L

SECOND INSERTION

PUBLIC SALE
Extra Space Storage, on behalf of itself,
will hold a public auction to sell person-
al property described below belong-
ing 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 adver-
tised on www.storagetreasures.com.
Purchases must be made with cash only
and paid at the above referenced facil-
ity 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

SECOND 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 My-
ers, Lee County, Florida 33917; be sold
for cash to satisfy storage fees in ac-
cordance 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

SECOND 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 ac-
tion for Dissolution of Marriage with
Minor Children and Division of Cor-
porate 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 Mum-
mert 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 Mon-
roe Street, Fort Myers, Florida 33901,
either before service on the Wife's at-
torney 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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or emailed
to the addresses on record at the clerk's
office.

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

Dated this 18th day of February,
2026.

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

MICHAEL M

--- ACTIONS / ESTATE ---

SECOND 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

SECOND 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. 1049725

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

SECOND 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

SECOND 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 LIM-ITTED 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

THIRD INSERTION

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

BERMUDA PARK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. BEN MIADOVNIK; SUSAN MIADOVNIK; UNKNOWN TENANT IN POSSESSION NO. 1; UNKNOWN TENANT IN POSSESSION NO. 2; and ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ABOVE-NAMED DEFENDANTS.

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

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

Unit 104, Building 3, BERMUDA 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, reservations 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 counsel for Plaintiff Bermuda Park Condominium Association, Inc. whose address 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 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, 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@adamczykfirm.com

btollett@adamczykfirm.com

service@adamczykfirm.com

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

26-00653L

SECOND 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

THIRD 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 POSSESSION

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 VILLAGE CO-OP, INC., a Cooperative Mobile Home Park, according 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 MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$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 County, 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-FH32A09446BF

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 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.

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@lutzbobocom

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

26-00655L

SECOND 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.

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

SECOND INSERTION

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

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

CASE NO: 25-DR-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

SECOND INSERTION

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

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

CASE NO: 26-DR-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 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: Ivette Cardelle
Deputy Clerk
Feb. 27; Mar. 6, 13, 20, 2026

26-00756L

SECOND INSERTION

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

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

CASE NO: 25-DR-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

SECOND INSERTION

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

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

CASE NO: 25-DR-008026

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

TO: Carlos Miguel Mendez Mills

2131 Palm Vista Drive, Apopka, Florida 32712-2446

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

SECOND 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
Farah 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

SECOND 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 90

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

SECOND INSERTION

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

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

Case No.: 26-DR-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 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: 02/19/2026

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

26-00772L

SECOND INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

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

GUARDIANSHIP ACTION

18-GA-000191

IN RE: The Guardianship of Violeta Pino

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

Guardianship of: IN RE: The Guardianship of Violeta Pino, Person Subject to Guardianship
Case number 18-GA-000191, \$3482.77 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 01/26/2026, on behalf of Violeta Pino.

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

Dated: January 30, 2026

KEVIN C. KARNES, CLERK OF CIRCUIT COURT,
Lee County
1700 Monroe St.
Ft. Myers, FL 33901
By: s/ Karen Dix
Deputy Clerk

Feb. 6; Mar. 6, 2026 26-00480L

THIRD 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 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

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

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 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 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

--- ACTIONS / SALES ---

SECOND 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 non-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 bilma@associationlegalservices.com 12600 World Plaza Lane, #63, Fort Myers, FL 33907
Feb. 27; Mar. 6, 2026 26-00739L

SECOND INSERTION

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

CASE NO.: 24-CA-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

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-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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004535

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

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

SECOND 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

SECOND 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-005516
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

SECOND 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 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

SECOND 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 Croombsbridge 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, 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 26-00721L

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-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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-000925 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and 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) 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 19, 2026, the following described property as set forth in said Final Judgment, to-wit:

UNIT 22, CAPE CORAL SUB-DIVISION, 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 SUB-DIVISION, 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 FC01 CXE
Feb. 27; Mar. 6, 2026 26-00774L

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-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 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

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

123 1

LY20890_V5

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-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

SECOND 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

SECOND 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

SECOND 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-CESI,
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,
HIGH 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 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

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-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

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-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 ---

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

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-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

SECOND INSERTION

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

U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE
FOR LB-TREEHOUSE SERIES VI
TRUST,
Plaintiff, v.
JORGE LUIS BIOSCA SANDOVAL,
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 ---

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

SECOND 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

SECOND 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 GENUY; 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

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. 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 26-CA-000302
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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, GRANTEEES, 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

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-005369
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.

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

TO: KENDRICK ALEXANDRE, 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

SECOND 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

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.: 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

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

SECOND 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

--- ESTATE ---

SECOND 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

SECOND 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 Order
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 Division,
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

SECOND 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

SECOND 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

SECOND 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

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-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.

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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
Skriwan & Gibbs, PLLC
1110 Pine Ridge Road, Suite 300
Naples, FL 34108
Telephone: (239) 597-4500
Feb. 27; Mar. 6, 2026 26-00785L

SECOND 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

SECOND 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

SECOND 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
FO: Unknown Spouse of Mohammed 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

SECOND 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 Company
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: 36-45-27-1A-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

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-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

SECOND INSERTION

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

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Feb. 27; Mar. 6, 2026 26-00787L

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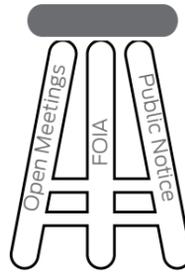
What makes public notices in newspapers superior to other forms of notices?

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.

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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



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