

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**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 Travelin' Tom's Coffee of Estero located at 633 Tamiami Trail North, Suite 202, in the County of Lee, in the City of Naples, Florida 34102 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Naples, Florida, this 08th day of March, 2026.  
MAVERICK COFFEE LLC  
March 13, 2026 26-00973L

**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 WILLIAM MOREA CONSTRUCTION located at 393 E PETROS RD in the City of PEARL, Lee, MS 39208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 6th day of March, 2026  
WILLIAM MOREA  
March 13, 2026 26-00960L

**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 Epic Spark Press located at 20791 Groveline Ct. 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 6th day of March, 2026  
Tina Wainscott  
March 13, 2026 26-00967L

**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 fictitious name of 17383 Basswood Road, LLC located at 3941 Clausen Ave, in the County of Cook, in the City of Western Springs, IL 60558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lee, Florida, this Monday, March 9, 2026.  
17383 Basswood Road, LLC  
March 13, 2026 26-00983L

**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 Bonita Children's Dentistry located at 26649 Dublin Woods Circle in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 6th day of March, 2026  
Pediatric Tongue Tie and Airway Dentistry, Jennifer B. Hughes, P.A.  
Jennifer B. Hughes  
March 13, 2026 26-00954L

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at**  
27661 S Tamiami Trail Bonita Springs, FL 34134 will sell the contents of the following unit to satisfy a lien to the highest bidder on March 27, 2026 by 12:30PM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit 4107 Edward Machala  
March 13, 20, 2026 26-00920L

**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 Dr. Kool located at 16120 Lee Road Ste 180 in the City of Fort Myers, Lee, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 6th day of March, 2026  
Service Fanatics of Florida, LLC  
March 13, 2026 26-00961L

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of HOOKED ISLAND GRILL FORT MYERS located at 9924 GULF COAST MAIN ST, STE A130 in the City of FT MYERS, Lee, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 6th day of March, 2026  
HIG-FM, LLC  
DANIEL CLARKSTON  
March 13, 2026 26-00959L

**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 Harbor Bay Pediatric Dentistry located at 4113 Del Prado Blvd 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 6th day of March, 2026  
Harbor Bay Pediatric Dentistry, Jennifer B. Hughes, P.A.  
Jennifer B. Hughes  
March 13, 2026 26-00955L

**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 Revis Customs located at 2209 SW 47th Ter in the City of CAPE CORAL, Lee, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 5th day of March, 2026  
Julia Revis  
March 13, 2026 26-00936L

**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 Snax 2 Go located at 27982 Lance Dr in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 6th day of March, 2026  
Nancy M Householder  
March 13, 2026 26-00946L

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE at**  
The Lock Up Self Storage  
12700 University Dr  
Fort Myers, FL 33907  
Will sell the contents of the following units to satisfy a lien to the highest bidder on March, 27th, 2026 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit 4408: Demetric Dickerson, Area Rug, Luggage, Chairs, Boxes, Totes  
March 13, 20, 2026 26-00941L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2025002317  
NOTICE IS HEREBY GIVEN that Bufalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14317  
Year of Issuance 2023 Description of Property LOT 13, BLOCK 174, OF EAST PART UNIT 27, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 1 THROUGH 82 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS Strap Number 05-44-27-08-00174.0130  
Names in which assessed: DEBORAH JOLLEY, KEN JOLLEY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jan. 2, 9, 16, 23; Mar. 13, 2026  
26-00917L

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE at**  
The Lock Up Self Storage  
9901 Estero Oaks Drive  
Estero FL 33967  
Will sell the contents of the following units to satisfy a lien to the highest bidder on March 27th, 2026 by 11:30 am at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

**Unit 1205- Mike Aspinwall**  
**Items: bikes, furniture, couch, vacuums, coolers, misc household items**  
**Unit 2317- Eddie Tovar**  
**Items: suite cases, beach chair, plastic tubs, vacuum**  
**Unit 2065- Isaac Rivera**  
**Items: shoes, clothes, suite case**  
March 13, 20, 2026 26-00972L

**FIRST INSERTION**  
**NOTICE OF ACTION OF PETITION FOR DISSOLUTION OF MARRIAGE AND OTHER RELIEF IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,**

FLORIDA  
FAMILY DIVISION  
**CASE NO.: 25-DR-9187**  
**IN RE: THE MARRIAGE OF: EPHRAIM PLUMMER Petitioner, and ELMEINA PLUMMER Respondent.**  
TO: ELMEINA PLUMMER  
1273 East 85th Street  
Brooklyn, NY 11236  
Physical Description:  
Age: 74; Race: Black; Hair Color: Black; Height: approximately 5'4"; Date of Birth: January 8, 1952

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner, EPHRAIM PLUMMER, to Jacob Lloyd Barrett, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before April 15, 2026 and file the original with the Clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

**WARNING:** Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 03/06/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins  
Deputy Clerk  
Mar. 13, 20, 27; Apr. 3, 2026  
26-00975L

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**CASE NO.: 26-CP-0498**  
**IN RE: ESTATE OF RICHARD SMITH SR. Deceased.**

The administration of the estate of RICHARD SMITH SR deceased, whose date of death was January 16, 2026, is pending in the Circuit Court for Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors must file claims within 3 months after the date of the first publication of this notice. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

/s/ Donald Isaac  
**Vicenna Omega Smith- Personal Representative**  
/s/ Donald Isaac  
Donald Isaac Attorney at Law  
Florida Bar No. 394106  
5237 Summerlin Commons Blvd.  
Suite 310  
Fort Myers, FL 33916  
239-275-2200  
disaac@donaldisaacclaw.com  
March 13, 20, 2026 26-00958L

**FIRST INSERTION**  
**NOTICE OF ADMINISTRATIVE COMPLAINT**

To: ISABEL CORONEL CAMPO  
Case: CD202508921/D 3515239  
An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
Mar. 13, 20, 27; Apr. 3, 2026  
26-00919L

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that Kathleen Peles, desiring to engage in business under the fictitious name Katie's Craftworks located at 13090 White Marsh Lane APT 103, 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.  
March 13, 2026 26-00921L

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of AFFILIATED MORTGAGE LENDING GROUP located at 5559 S SOSSAMAN RD BLDG #1 STE #101, MESA, ARIZONA 85212 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
March 13, 2026 26-00974L

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**FILE NO. 26-CP-529**  
**IN RE: ESTATE OF ZELMA M. LICORISH a/k/a ZELMA LICORISH, Deceased.**

The administration of the estate of Zelma M. Licorish a/k/a Zelma Licorish, deceased, whose date of death was December 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 13, 2026.

**Nicole R. Springer**  
1801 NW 23rd Terrace  
Cape Coral, FL 33993  
**Kaylah Mareta Belizaire**  
1801 NW 23rd Terrace  
Cape Coral, FL 33993  
Attorney for Personal Representative:  
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  
courtfilings@capecoralattorney.com  
March 13, 20, 2026 26-00928L

### --- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No.: 26-CP-246**  
**Division: Probate**  
**IN RE: ESTATE OF GLORIA M. BURNS, 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 Gloria M. Burns, deceased, File Number 26-CP-246, 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 October 14, 2025; that the total value of the Estate is \$0.00; and that the names and addresses of those to whom it has been assigned by such Order are:  
Name Address  
Jacquelyn Lukoic,  
209 SW 43rd St.,  
Cape Coral, Florida 33914  
Linda Trezoglou,  
7 Rose Hill Ct,  
Columbia, SC 29210  
Frank Burns,  
4671 Forestmanor Dr.,  
Winston-Salem, NC 27103  
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 732.221.  
The date of first publication of this Notice is March 13, 2026.  
**Person Giving Notice:**  
**Jacquelyn Lukoic**  
209 SW 43rd St.  
Cape Coral, FL 33914  
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  
hollyk@trustska.com  
March 13, 20, 2026 26-00926L

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**DIVISION: PROBATE**  
**CASE NO.: 26-CP-000597**  
**IN RE: THE ESTATE OF IRA HENDERSON JR, Deceased.**  
The administration of the estate of IRA HENDERSON JR, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent and other persons having claims or demands against Decedent's estate 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. 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 DE-

CEDENT'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.  
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 13, 2026.  
**Personal Representative**  
**ELLA HENDERSON**  
60 Ivy Way,  
Covington, GA 30016  
Attorney for Personal Representative  
KEVIN DRUMMOND, ESQ.  
(FBN 1002238)  
1645 Palm Beach Lakes Blvd.,  
Suite 1200  
West Palm Beach, FL 33401  
Telephone: 888-611-9511  
Facsimile: 561-892-3330  
Email: intake@tblf.com  
E-Service: Eservice@tblf.com  
CERTIFICATE OF SERVICE  
I HEREBY CERTIFY that as of March 3, 2026, the foregoing will be served on any counsel of record via the Florida E-filing Portal and on any parties entitled to formal notice.  
Respectfully Submitted,  
BLUE LINE LAW FIRM, PLLC  
By: /s/ Kevin Drummond  
KEVIN DRUMMOND, ESQ.  
(FBN 1002238)  
1645 Palm Beach Lakes Blvd.,  
Suite 1200  
West Palm Beach, FL 33401  
Telephone: 888-611-9511  
Facsimile: 561-892-3330  
Email: intake@tblf.com  
March 13, 20, 2026 26-00929L

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-271  
Division Probate  
IN RE: ESTATE OF  
JOHN MICHAEL HUTCHISON  
Deceased.

The administration of the estate of John Michael Hutchison, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**

**Amanda Hutchison**  
711 SW 21st Ter  
Cape Coral, Florida 33991  
Attorney for Personal Representative:  
/s/Wess M. Jacobs  
Wess M. Jacobs, Attorney  
Florida Bar Number: 932655  
Osterhout & McKinney, P.A.  
3783 Seago Lane, Fort Myers, FL 33901  
Telephone: (239) 939-4888  
Fax: (239) 277-0601  
E-Mail: wessj@omplaw.com  
Secondary E-Mail:  
elizabethw@omplaw.com  
March 13, 20, 2026 26-00939L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-690  
Division Probate  
IN RE: ESTATE OF  
WILLIAM J. HOLLING  
Deceased.

The administration of the estate of William J. Holling, deceased, whose date of death was November 7, 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 March 13, 2026.

**Personal Representative:**

**Christopher A. Holling**  
13444 Onion Creek Ct.  
Fort Myers, FL 33912  
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  
March 13, 20, 2026 26-00937L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0682  
Division: Probate  
IN RE: ESTATE OF  
DATIVA D. LABRADO  
Deceased.

The administration of the estate of Dativa D. Labrado, deceased, whose date of death was February 1, 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 March 13, 2026.

**Personal Representative:**

**Melissa Alvarez**  
2637 Manzilla Lane  
Cape Coral, Florida 33909  
Attorney for Personal Representative:  
Janet M. Strickland, FL Bar No. 137472  
Neva K. Torres, FL Bar No. 1049725  
Attorneys for Personal Representative  
Law Office of Strickland & Torres, P.A.  
2340 Periwinkle Way, Suite J-1  
Sanibel, FL 33957  
Telephone: (239) 472-3322  
E-Mail: jms@sanibellaw.net  
Secondary E-Mail:  
neva@sanibellaw.net  
Tertiary E-Mail: jms3@sanibellaw.net  
March 13, 20, 2026 26-00927L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-0695  
Division Probate  
IN RE: ESTATE OF  
JOHN MICHAEL JOHNSON  
Deceased.

The administration of the estate of John Michael Johnson, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 13, 2026.

**Personal Representative:**

**Martin L. Johnson**  
3215 Beaver Road  
Bay City, Michigan 48706  
Attorney for Personal Representative:  
Jeffrey R. Grant, Attorney  
Florida Bar Number: 63918  
von Briesen & Roper, s.c.  
3555 Kraft Road, Ste. 402  
Naples, Florida 34105  
Telephone: (239) 414-3010  
Fax: (239) 414-3301  
E-Mail: jeffrey.grant@vonbriesen.com  
Secondary E-Mail:  
jennifer.stoneburner@vonbriesen.com  
March 13, 20, 2026 26-00933L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-678  
Division: Probate  
IN RE: ESTATE OF  
JAMES B. FALINI,  
Deceased.

The administration of the Estate of James B. Falini, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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.

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

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 13, 2026.

**Personal Representative:**

**Jay Falini**  
P.O. Box 2143  
Haddonfield, NJ 08033  
Attorney for Personal Representative:  
Lowell S. Schoenfeld  
Florida Bar Number: 980099  
SCHOENFELD KYLE &  
ASSOCIATES LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: lowells@trustska.com  
4899-0686-8112, v. 3  
March 13, 20, 2026 26-00934L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000689  
Division Probate  
IN RE: ESTATE OF  
JONATHAN R. CLOUD  
Deceased.

The administration of the estate of Jonathan R. Cloud, deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**

**Terry E. Miller**  
863 8th Road  
Bourbon, IN 46504  
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 13, 20, 2026 26-00957L

## FIRST INSERTION

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

25-CA-004467  
**CROSSCOUNTRY MORTGAGE, LLC,**  
**Plaintiff, VS.**  
**GERMAN R ROJAS FUNDORA;**  
**UNKNOWN SPOUSE OF GERMAN R. ROJAS FUNDORA; CHERRY ESTATES PROPERTY OWNERS ASSOCIATION, INC.; GMAX LENDING GROUP LLC;**  
**UNKNOWN TENANT #1;**  
**UNKNOWN TENANT #2;**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 2, 2026 in Civil Case No. 25-CA-004467, of the Circuit Court of the Judicial Circuit in and for Lee County, Florida, wherein, CROSSCOUNTRY MORTGAGE, LLC is the Plaintiff, and GERMAN R ROJAS FUNDORA; UNKNOWN SPOUSE OF GERMAN R. ROJAS FUNDORA; CHERRY ESTATES PROPERTY OWNERS ASSOCIATION, INC.; GMAX LENDING GROUP LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on April 9, 2026 at 09:00:00 AM EST the following described real property as

set forth in said Final Judgment, to wit: LOT 123, ISLAND 1, CHERRY ESTATES SECTION 1 THROUGH 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 54 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1980 MANA HS MOBILE HOME WITH IDENTIFICATION NUMBERS F0601304717A & F0601304717B, TITLE #16907763 & 16907764, RPH #12675621 & 12675624

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

WITNESS my hand and the seal of the court on 03/06/2026

## CLERK OF THE COURT

Kevin C. Karnes  
(SEAL) T Mann  
Deputy Clerk

ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd.  
Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1190-1710B  
March 13, 20, 2026 26-00947L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000134  
IN RE: ESTATE OF  
LAURENE K. SHANNON a/k/a  
LAURIE KAY SHANNON  
Deceased.

The administration of the estate of Laurene K. Shannon a/k/a Laurie Kay Shannon, deceased, whose date of death was December 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

TION 733.702 WILL BE FOREVER BARRED.

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

The 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 March 13, 2026.

**Personal Representative:**

**Virginia S. Cameron**  
507 State St.  
Grinnell, IA 50112  
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  
March 13, 20, 2026 26-00977L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000355  
Division Probate  
IN RE: ESTATE OF  
DONALD J. DECAREAU  
a/k/a DONALD DECAREAU  
Deceased.

The administration of the estate of DONALD J. DECAREAU a/k/a DONALD DECAREAU, deceased, whose date of death was October 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 13, 2026.

**Personal Representative:**

**DocuSigned by: Matthew Decareau**  
**MATTHEW DECAREAU**  
3104 Maywood Avenue  
Austin, Texas 78703  
Attorney for Personal Representative:  
Signed by: Christina Davidow  
Christina B. Davidow, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 66356  
Willis & Davidow, Attorneys at Law, LLC  
9015 Strada Stell Ct., Suite 106  
Naples, Florida 34109  
Telephone: (239) 465-0531  
Fax: (888) 435-0911  
E-Mail: cdavidow@willisidavidow.com  
March 13, 20, 2026 26-00940L

**SAVE TIME**



Email your Legal Notice  
legal@businessobserverfl.com

Deadline Wednesday at noon  
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO  
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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**Probate Division**  
File No. 26-CP-000393  
IN RE: ESTATE OF CLAIRE ANN HAVEL, deceased.

The intestate administration of the testate estate of Claire Ann Havel, deceased, who died on November 6, 2025, File Number 26-CP-000393 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice to Creditors is March 13, 2026.

**Congela Angela Frizalona,**  
**Personal Representative**  
17774 Little Torch Key  
Fort Myers, FL 33908  
Brian J. Downey, Esq.  
FL Bar Number: 0017975  
BARRETT MCNAGY LLP  
Attorney for Personal Representative  
215 E. Berry St.  
Fort Wayne, IN 46802  
Email: bjd@barrettllaw.com  
Phone: (260) 423-8871  
Fax: (260) 423-8920  
4909-7997-8875  
March 13, 20, 2026 26-00931L

FIRST INSERTION

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

Notice is hereby given that the undersigned Clerk of Circuit Court of Lee County, Florida, will on March 26, 2026, at 9:00 o'clock, a.m. via electronic sale at www.lee.real.foreclose.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:

LOT 16, BLOCK 14, UNIT 5, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
PID: 33-44-27-L3-05014.0160  
AKA: 805 Leeland Heights Blvd. E., Lehigh Acres, FL 33936

pursuant to the Final Judgment of Foreclosure filed on the 8th day of January, 2026, and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated February 23, 2026 all entered in Case No. 2025-CA-004171, the style of which is:

**CORE MANAGEMENT SOLUTIONS, LLC,** a Florida limited liability company,  
Plaintiff, vs.  
**CLINTON FORBES, VALLEY STRONG CREDIT UNION**  
SERVICED BY UPGRADE, INC., and UNKNOWN TENANTS IN POSSESSION,  
Defendants.

Case No.: 25-CA-004171  
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 03/05/2026

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

Peter M. Starling, Esquire,  
Starling Law, P.A.,  
599 9th Street North, Suite 207,  
Naples, Florida 34102,  
239-302-6063.  
March 13, 20, 2026 26-00924L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-000493  
IN RE: ESTATE OF PATRICIA ANN LORETO, Deceased.

The administration of the estate of PATRICIA ANN LORETO, Deceased, whose date of death was December 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**JODI DE LORETO,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
March 13, 20, 2026 26-00938L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-677  
Division: Probate  
IN RE: THE ESTATE OF WAYNE ALBERT MOTTE, Deceased.

The Estate of WAYNE ALBERT MOTTE, deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 26-CP-677, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is March 13, 2026.

All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named 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 having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

**Personal Representative:**  
**Joyce Phinney**  
2 Indian Lane  
Rehoboth, MA 02769  
Attorney for Personal Representative:  
Jennifer M. Neilson  
Florida Bar No. 54986  
NEILSON LAW, P.A.  
9955 Tamiami Trl N, Suite 4  
Naples, FL 34108  
(By Appointment Only)  
Office: (239) 443-8866  
Email: jn@nlaw.us  
March 13, 20, 2026 26-00971L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 25-CP-002975  
IN RE: ESTATE OF HEATHER ANN HERBERT Deceased.

The administration of the estate of Heather Ann Herbert, deceased, whose date of death was September 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Allan Macaulay**  
268 Cottage Street Apt 204  
Littleton, New Hampshire 03561  
Attorney for Personal Representative:  
Andrew Ponnock  
Florida Bar Number: 195420  
10100 West Sample Road,  
3rd Fl  
Coral Springs, FL 33065  
Telephone: (954) 340-4051  
Fax: (954) 340-3411  
E-Mail: andy@ponnocklaw.com  
March 13, 20, 2026 26-00930L

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO: 25-CA-006234  
PENNYMAC LOAN SERVICES, LLC,  
Plaintiff, vs.  
KEEONA LINDER; MICHAEL LINDER; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2,  
Defendant(s).

TO: MICHAEL LINDER  
LAST KNOWN ADDRESS: 756 PONDDELLA RD, APT 237, NORTH FORT MYERS, FL 33903  
ALSO ATTEMPTED AT: 612 SE 31ST TER, CAPE CORAL, FL 33904; 2204 49TH ST., CANTON, OH 44705; 2710 SW 21ST AVE., CAPE CORAL, FL 33914

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

LOT(S) 6 AND 7, BLOCK 886, UNIT 25, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 90 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 612 SE 31st Ter, Cape Coral, FL 33904 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

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-555  
IN RE: ESTATE OF CLARENCE KAVANAUGH FARR, JR., aka C. KAVANAUGH FARR, JR. Deceased.

The administration of the estate of CLARENCE KAVANAUGH FARR, JR., also known as C. KAVANAUGH FARR, JR., deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death 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: March 13, 2026.

**CHARLES W. FARR**  
**Personal Representative**  
795 Claire Drive  
Mandeville, LA 70471  
JAMES R. NICI, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 0000507  
Nici Law Firm, P.L.  
1865 Veterans Park Drive, Suite 203  
Naples, FL 34109  
Telephone: (239) 449-6150  
E-Mail: jnici@nicilawfirm.com  
March 13, 20, 2026 26-00935L

FIRST INSERTION

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.

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

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

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) BY: K Shoap  
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  
04-102686-F00  
March 13, 20, 2026 26-00979L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-326  
Division Probate  
IN RE: ESTATE OF WILLIAM MORRIS GARLICK A/K/A WILLIAM M. GARLICK Deceased.

The administration of the estate of William Morris Garlick a/k/a William M. Garlick, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33966. 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 13, 2026.

**Personal Representative:**  
**Lorri M. Garlick**  
1402 Touchstone Rd.  
North Fort Myers, Florida 33903  
Attorney for Personal Representative:  
Douglas A. Dodson, II, Attorney  
Florida Bar Number: 126439  
10181 Six Mile Cypress Parkway, Ste C  
Fort Myers, FLORIDA (FL) 33966  
Telephone: (239) 418-0169  
Fax: (239) 418-0048  
E-Mail: douglas@dorceyflaw.com  
Secondary E-Mail:  
probate@dorceyflaw.com  
March 13, 20, 2026 26-00978L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-604  
Division Probate  
IN RE: ESTATE OF SONJIA ANN ANDERSON a/k/a SONJIA M. ANDERSON Deceased.

The administration of the Estate of Sonjia Ann Anderson a/k/a Sonjia M. Anderson, deceased, whose date of death was December 10, 2025, is pending in the Circuit Court for Lee County, FL, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the ancillary personal representative and the ancillary 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 ancillary personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

**Ancillary Personal Representative**  
**Constance D. Gash**  
14625 Summer Rose Way  
Fort Myers, FL 33919  
Attorney for Ancillary Personal Representative  
Tina M. Mays, Esq.  
Florida Bar No. 0726044  
Mizell & Mays Law Firm, P.A.  
331 Sullivan St.,  
Punta Gorda, FL 33950  
Telephone: (941) 575-9291  
E-mail Addresses:  
tmays@mizell-law.com,  
ndotres@mizell-law.com  
March 13, 20, 2026 26-00966L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CA-002549  
LAKEVIEW LOAN SERVICING, LLC  
PLAINTIFF, VS.  
STEPHANIE VAZQUEZ A/K/A STEPHANIE C. VAZQUEZ,  
CHRISTOPHER VAZQUEZ A/K/A CHRISTOPHER S. VAZQUEZ ET AL.,  
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 2nd day of March, 2026, and entered in Case No. 25-CA-002549, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, STEPHANIE VAZQUEZ A/K/A STEPHANIE C. VAZQUEZ, UNKNOWN SPOUSE OF STEPHANIE VAZQUEZ A/K/A STEPHANIE C. VAZQUEZ CHRISTOPHER GRAMEGNA, CHRISTOPHER VAZQUEZ A/K/A CHRISTOPHER S. VAZQUEZ, UNKNOWN SPOUSE OF CHRISTOPHER VAZQUEZ A/K/A CHRISTOPHER S. VAZQUEZ AND ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC. are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 16th day of April, 2026, the fol-

lowing described property as set forth in said Final Judgment, to wit: LOT 459, ESPLANADE LAKE CLUB PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT INSTRUMENT NUMBER 2021000402902, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 03/04/2026  
Kevin C. Karnes  
Clerk of The Circuit Court (SEAL) By: T Mann  
Deputy Clerk

Submitted by:  
Tromberg, Miller, Morris & Partners, PLLC  
ATTORNEY FOR PLAINTIFF  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
25FL801-0024  
March 13, 20, 2026 26-00922L

**Q&A** What is a public notice?  
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.  
The West Orange Times carries public notices in Orange County, Florida.

## --- ACTIONS / SALES ---

## FIRST INSERTION

## NOTICE OF SALE AS TO COUNT(S) VII

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

Case No.: 25-CA-002455

Division: Civil

Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.

Defendants. Notice is hereby given that on April 9, 2026 at 9:00 AM, offer by electronic sale at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) the following described Timeshare Ownership Interest:

Unit 5168L, Week 8, Annual 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 (the "Declaration").

Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 4, 2026, in Civil Case No. 25-CA-002455, pending in the Circuit Court in Lee County, Florida.

DATED this 03/06/2026

KEVIN C. KARNES  
CLERK OF THE CIRCUIT  
COURT AND COMPTROLLER  
LEE COUNTY, FLORIDA  
(SEAL) By: T Mann  
Deputy Clerk

THE MANLEY LAW FIRM LLC

P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005979\_MM2  
RNOS  
March 13, 20, 2026 26-00964L

## FIRST INSERTION

## NOTICE OF SALE AS TO COUNT(S) I

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

Case No.: 25-CA-002455

Division: Civil

Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.

Defendants. Notice is hereby given that on April 9, 2026 at 9:00 AM, offer by electronic sale at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) the following described Timeshare Ownership Interest:

Unit 5247, Week 5, 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 (the "Declaration").

Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 4, 2026, in Civil Case No. 25-CA-002455, pending in the Circuit Court in Lee County, Florida.

DATED this 03/06/2026

KEVIN C. KARNES  
CLERK OF THE CIRCUIT  
COURT AND COMPTROLLER  
LEE COUNTY, FLORIDA  
(SEAL) By: T Mann  
Deputy Clerk

THE MANLEY LAW FIRM LLC

P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005779\_MM2  
RNOS  
March 13, 20, 2026 26-00962L

## 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-005114

THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. SAMUEL DAVID BISHOP, II, ANNE MARIE NEWMAN AND DAVID OTTO FEILEN, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on April 9, 2026, at 9:00 A.M. via electronic sale at [www.lee.realforeclose.com](http://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 M (A/K/A UNIT 1310) OF THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

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

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

WITNESS my hand and official seal of said Court this 03/06/2026

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

Michael J. Belle, Esquire

Attorney for Plaintiff  
service@michaelbelle.com  
49230 / 3-82945  
March 13, 20, 2026 26-00953L

## FIRST INSERTION

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

DIVISION: CIVIL

CASE NO. 25-CC-005115

THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. ANNE MARIE NEWMAN AND GLENN T. BERBAUM, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on April 9, 2026, at 9:00 A.M. via electronic sale at [www.lee.realforeclose.com](http://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 J (A/K/A UNIT 1311) OF THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled 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 03/05/2026

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

Michael J. Belle, Esquire

Attorney for Plaintiff  
service@michaelbelle.com  
49231 / 3-83026  
March 13, 20, 2026 26-00925L

## FIRST INSERTION

## RE-NOTICE OF FORECLOSURE SALE

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 25-CA-001392

SELENE FINANCE, LP

Plaintiff(s), vs. ELIZABETH A POTTER; SOLAR MOSAIC LLC

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Plaintiff's Emergency Motion to Cancel and Reschedule Foreclosure Sale entered on March 5, 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](http://www.lee.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 9th day of April, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

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

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

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

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

Padgett Law Group,  
Attorney for Plaintiff  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 25-013344-1  
March 13, 20, 2026 26-00948L

## FIRST INSERTION

## NOTICE OF FORECLOSURE SALE #20286

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

CASE NO. 25-CA-003711

BANK OF AMERICA, N.A.,

PLAINTIFF, VS. MICHAEL KOZAK, ET AL.

DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 5, 2026, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on April 9, 2026, at 09:00 AM, at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) for the following described property:

LOTS 14 AND 15, BLOCK 964, UNIT 25, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE (S) 90 THROUGH 100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Date: 03/06/2026

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 #: 25-001479/25-CA-003711/BOA  
March 13, 20, 2026 26-00952L

## FIRST INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
File No. 26-CP-0482

Division: Probate

IN RE: ESTATE OF

DOMINICK M. ANGRISANO  
Deceased.

The administration of the estate of Dominick M. Angrisano, deceased, whose date of death was December 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF 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 13, 2026.

Personal Representative:

Linda M. Boos  
P.O. Box 301  
Walker Valley, NY 12588  
Attorney for Personal Representative:  
Hayley E. Donaldson  
Attorney  
Florida Bar Number: 1002236  
Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919  
Telephone: (239) 334-1141  
Fax: (239) 334-3965  
E-Mail: donaldson@sbslaw.com  
Secondary E-Mail:  
tcoarsini@sbslawfirm.com  
March 13, 20, 2026 26-00993L

## 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-003096

TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust,

Plaintiff, v.

APS ALLIANCE I LLC, a Florida Limited Liability Company;

SANTIAGO GOMEZ; MAURICIO ANGARITA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and

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,

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Foreclosure (as to Count II of the Complaint) entered on March 2, 2026, in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the Clerk of this Court will sell the following described property situated in Lee County, Florida:

Lots 9 and 10, Block 4336, Cape Coral, Unit 61, according to the plat recorded in Plat Book 21, Page 13, in the Public Records of Lee County, Florida.

For Informational Purposes Only:  
Property Address: 2217 Northwest 37th Pl, Cape Coral, FL 33993

at public sale, to the highest and best bidder, for cash, on April 9, 2026, at 9:00 a.m., via the internet at <https://www.lee.realforeclose.com/>.

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: March 5, 2026.

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

/s/ Gerald D. Davis  
GERALD D. DAVIS, ESQ.  
Florida Bar No. 764698  
gdavis@trenam.com  
bshepard@trenam.com  
alormeau@trenam.com  
TRENAM, KEMKER, SCHARF,  
BARKIN, FRYE, O'NEILL &  
MULLIS, P.A.  
200 Central Avenue, Suite 1600  
St. Petersburg, FL 33701  
Tel: (727) 896-7171  
Attorneys for Plaintiff  
March 13, 20, 2026 26-00951L

## FIRST INSERTION

## NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

CASE NO.: 2026-CP-000139

IN RE: THE ESTATE OF ELEANOR DRAYTON A/K/A ELEANOR A. DRAYTON A/K/A ELEANOR ANNE DRAYTON, DECEASED.

The administration of the Florida estate of ELEANOR DRAYTON A/K/A ELEANOR A. DRAYTON A/K/A ELEANOR ANNE DRAYTON, deceased, whose date of death was October 24, 2024 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Signed on this 18 day of February, 2026.

Personal Representative:

CHARLES DRAYTON  
268 Arthur Street  
Freeport, NY 11520  
Attorney for Personal Representative:  
JAMES D. JACKMAN, ESQUIRE  
Florida Bar No. 521663  
JAMES D. JACKMAN, P.A.  
5008 Manatee Avenue West, Suite A  
Bradenton, Florida 34209  
Telephone: (941) 747-9191  
Facsimile: (941) 747-1221  
Email: jackmanpleadings@gmail.com  
March 13, 20, 2026 26-00985L

## 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-005837

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs. CLAIRE MANIE MORIN; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF CLAIRE MANIE MORIN; 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](http://www.lee.realforeclose.com) on the 26 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 27, LEHIGH ACRES UNIT 3, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 2913 65TH STREET W, LEHIGH ACRES, FL 33971

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 03/04/2026

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  
25-03502  
March 13, 20, 2026 26-00923L

## FIRST INSERTION

## NOTICE OF SALE AS TO COUNT(S) VI

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

Case No.: 25-CA-002455

Division: Civil

Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.

Defendants. Notice is hereby given that on April 9, 2026 at 9:00 AM, offer by electronic sale at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) the following described Timeshare Ownership Interest:

Unit 5148L, Week 24, 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 (the "Declaration").

Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 4, 2026, in Civil Case No. 25-CA-002455, pending in the Circuit Court in Lee County, Florida.

DATED this 03/06/2026

KEVIN C. KARNES  
CLERK OF THE CIRCUIT  
COURT AND COMPTROLLER  
LEE COUNTY, FLORIDA  
(SEAL) By: T Mann  
Deputy Clerk

THE MANLEY LAW FIRM LLC

P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005889\_MM2  
RNOS  
March 13, 20, 2026 26-00963L

## FIRST INSERTION

## NOTICE OF SALE AS TO COUNT(S) III

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

Case No.: 25-CA-002455

Division: Civil

Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.

Defendants. Notice is hereby given that on April 9, 2026 at 9:00 AM, offer by electronic sale at

--- ACTIONS / SALES ---

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-004942**  
**CROSSCOUNTRY MORTGAGE, LLC,**  
**Plaintiff, vs.**  
**RACHEL SANTIAGO; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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,**  
**Defendant(s).**  
TO: RACHEL SANTIAGO  
Last Known Address  
2741 LAKEVIEW DR  
FORT MYERS, FL 33905  
Current Residence is Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida:  
LOT 18, BLOCK 4, UNIT NO. 1, FORT MYERS SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 151 THROUGH 154, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date 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.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED ON 03/03/2026  
Kevin C. Karnes  
As Clerk of the Court (SEAL) By: K Harris  
As Deputy Clerk  
Diaz Anselmo & Associates, P.A.,  
Plaintiff's Attorneys,  
P.O. Box 19519,  
Fort Lauderdale, FL 33318,  
(954) 564-0071,  
answers@dallegal.com  
1463-218988 / ME2  
March 13, 20, 2026 26-00918L

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-002977**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust,**  
**Plaintiff, v.**  
**APS ALLIANCE I LLC, a Florida Limited Liability Company;**  
**SANTIAGO GOMEZ; MAURICIO ANGARITA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and 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,**  
**Defendants.**  
NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Foreclosure (as to Count II - Action for Reformation of Mortgage and Agreement and Count III - Action to Foreclose the Mortgage) entered on March 2, 2026, in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the Clerk of this Court will sell the following described property situated in Lee County, Florida:

Lots 39 and 40, Block 4296, CAPE CORAL UNIT 61, according to the plat thereof, recorded in Plat Book 21, Pages 4 through 20, inclusive, of the Public Records of Lee County, Florida.  
For Informational Purposes Only:  
Property Address: 3400 NW 21st Terrace, Cape Coral, FL 33993  
at public sale, to the highest and best bidder, for cash, on April 9, 2026, at 9:00 a.m., via the internet at https://www.lee.realforeclose.com/.  
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: March 5, 2026.  
Kevin C. Karnes  
Lee County Clerk of Court (SEAL) T Mann  
by Deputy Clerk  
/s/ Gerald D. Davis  
GERALD D. DAVIS, ESQ.  
Florida Bar No. 764698  
gdavis@trenam.com  
bshepard@trenam.com  
alormeau@trenam.com  
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.  
200 Central Avenue, Suite 1600  
St. Petersburg, FL 33701  
Tel: (727) 896-7171  
Attorneys for Plaintiff  
March 13, 20, 2026 26-00950L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 22-CA-003986**  
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10,**  
**Plaintiff, v.**  
**HAROLD R. HARRIS, et al,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 25, 2023 and entered in Case No. 22-CA-003986 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein CYNTHIA A. HARRIS AND HAROLD R. HARRIS, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on April 9, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:  
SITUATE, LYING AND BEING IN THE COUNTY OF LEE STATE OF FLORIDA, TO-WIT: LOTS 1 AND 2, BLOCK 984, CAPE CORAL SUBDIVISION, UNIT 26, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 117 THROUGH 148, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
PARCEL I.D.: 25-44-23-C2-

00984.0010 and commonly known as: 1801 S.E. 5TH AVE., 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 03/06/2026,  
Kevin C. Karnes  
As Clerk of the Circuit Court Lee County, Florida (SEAL) T Mann  
DEPUTY CLERK  
GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
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  
March 13, 20, 2026 26-00949L

FIRST INSERTION

**NOTICE OF SALE AS TO COUNT(S) II**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**Case No.: 25-CA-002455**  
**Division: Civil**  
**Judge Rachael Spring Loukonen**  
**Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida**  
**Plaintiff, vs.**  
**Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.**  
**Defendants.**  
Notice is hereby given that on April 9, 2026 at 09:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:  
Unit 5247, Week 4, 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 (the "Declaration").  
Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 4, 2026, in Civil Case No. 25-CA-002455, pending in the Circuit Court in Lee County, Florida.  
DATED this 03/06/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T Mann  
Deputy Clerk  
THE MANLEY LAW FIRM LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005780\_MM2  
RNOS  
March 13, 20, 2026 26-00968L

Unit 5266, Week 13, Annual 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 (the "Declaration").  
Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 4, 2026, in Civil Case No. 25-CA-002455, pending in the Circuit Court in Lee County, Florida.  
DATED this 03/06/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T Mann  
Deputy Clerk  
THE MANLEY LAW FIRM LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005832\_MM2  
RNOS  
March 13, 20, 2026 26-00969L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 25-CC-2497**  
**TAMIAMI MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,**  
**PLAINTIFF, V.**  
**DAWN MARIE GREEN, TRUSTEE OF THE DAWN MARIE GREEN TRUST DATED OCTOBER 25, 2018, ET AL.,**  
**DEFENDANTS.**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 24, 2026, and entered in Case No. 25-CC-2497 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein TAMIAMI MASTER ASSOCIATION, INC. is Plaintiff, and Dawn Marie Green, Trustee of the Dawn Marie Green Trust Dated October 25, 2018 are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 9th day of April, 2026 the following described property as set forth in said Final Judgment, to wit:  
Lot 25, Block 8, Tamiami Village, according to the Plat thereof, Recorded in Book 918, Page 159, on the Official Public Records of Lee County, Florida.  
A/K/A: 3584 Celestial Way, North Fort Myers, FL 33903  
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 03/09/2026  
KEVIN C. KARNES, as Clerk of said Court (SEAL) By: T Mann  
As Deputy Clerk  
BECKER & POLIAKOFF, P.A.  
Attorneys for Plaintiff  
J. Kevin Miller, Esq.  
Florida Bar #0245460  
1 East Broward Blvd., Suite 1900  
Fort Lauderdale, FL 33301  
Phone: (954) 985-4102  
Fax: (954) 987-5940  
Primary email: cofoservicemail@beckerlawyers.com  
T02276/425006/30776094  
March 13, 20, 2026 26-00980L

FIRST INSERTION

**NOTICE OF SALE AS TO COUNT(S) IV**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**Case No.: 25-CA-002455**  
**Division: Civil**  
**Judge Rachael Spring Loukonen**  
**Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida**  
**Plaintiff, vs.**  
**Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.**  
**Defendants.**  
Notice is hereby given that on April 9, 2026 at 09:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:  
Unit 5266, Week 13, Annual 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 (the "Declaration").  
Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 4, 2026, in Civil Case No. 25-CA-002455, pending in the Circuit Court in Lee County, Florida.  
DATED this 03/06/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T Mann  
Deputy Clerk  
THE MANLEY LAW FIRM LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005832\_MM2  
RNOS  
March 13, 20, 2026 26-00969L

Unit 5266, Week 13, Annual 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 (the "Declaration").  
Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 4, 2026, in Civil Case No. 25-CA-002455, pending in the Circuit Court in Lee County, Florida.  
DATED this 03/06/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T Mann  
Deputy Clerk  
THE MANLEY LAW FIRM LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005832\_MM2  
RNOS  
March 13, 20, 2026 26-00969L

FIRST INSERTION

**NOTICE OF SALE AS TO COUNT(S) V**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**Case No.: 25-CA-002455**  
**Division: Civil**  
**Judge Rachael Spring Loukonen**  
**Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida**  
**Plaintiff, vs.**  
**Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.**  
**Defendants.**  
Notice is hereby given that on April 9, 2026 at 09:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:  
Unit 5387, Week 9, Annual 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 (the "Declaration").  
Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 4, 2026, in Civil Case No. 25-CA-002455, pending in the Circuit Court in Lee County, Florida.  
DATED this 03/06/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T Mann  
Deputy Clerk  
THE MANLEY LAW FIRM LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005833\_MM2  
RNOS  
March 13, 20, 2026 26-00970L

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 DIVISION  
**CASE NO.: 25-CA-004169**  
**RTL REO LLC,**  
**Plaintiff, v.**  
**SUGAR BEACH ESTATES (US) LP, A FLORIDA LIMITED LIABILITY COMPANY, et al.,**  
**Defendants.**  
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and Other Relief dated February 24, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004169, wherein RTL REO LLC is the Plaintiff, and SUGAR BEACH ESTATES (US) LP, A FLORIDA LIMITED LIABILITY COMPANY, CARMEN E. CAMPAGNARO, BD CAPITAL SE, LLC and SANIBEL CAPTTVA COMMUNITY BANK 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 Final Judgment of Mortgage Foreclosure and Other Relief, to wit:  
LOT 34, BLOCK 6, GULF HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 39, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 5286 Estero Blvd., Fort Myers Beach, FL 33931  
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: 03/09/2026  
KEVIN C. KARNES, Clerk of Court (SEAL) By: T Mann  
Deputy Clerk  
HOWARD LAW  
902 Clint Moore Road, Suite 220  
Boca Raton, FL 33487  
Phone: (954) 893-7874  
Fax: (888) 235-0017  
E-Mail: Pleadings@HowardLaw.com  
Counsel for Plaintiff  
March 13, 20, 2026 26-00981L

LOT 34, BLOCK 6, GULF HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 39, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 5286 Estero Blvd., Fort Myers Beach, FL 33931  
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: 03/09/2026  
KEVIN C. KARNES, Clerk of Court (SEAL) By: T Mann  
Deputy Clerk  
HOWARD LAW  
902 Clint Moore Road, Suite 220  
Boca Raton, FL 33487  
Phone: (954) 893-7874  
Fax: (888) 235-0017  
E-Mail: Pleadings@HowardLaw.com  
Counsel for Plaintiff  
March 13, 20, 2026 26-00981L

FIRST INSERTION

**AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**  
**(NO CHILD OR FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO: 25-DR-009009**  
**DIVISION: A**  
**IN RE: The Marriage of Chelsea Marie Pettis**  
**Petitioner**  
**and**  
**Talmadge Joseph Thomas**  
**Respondent**  
TO: Talmadge Joseph Thomas  
3038 Canary Lane, Midlothian, Texas 76065  
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 Chelsea Marie Pettis whose address is 4926 Sailboat Drive, Fort Lauderdale, Florida 33312 on or before 4/14/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 03/05/2026  
CLERK OF THE CIRCUIT COURT (SEAL) By: CR  
Deputy Clerk  
Mar. 13, 20, 27; Apr. 3, 2026 26-00990L

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 25-CA-001689**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER**  
**TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B,**  
**Plaintiff, vs.**  
**CASTLECO, LLC, A FLORIDA LIMITED LIABILITY COMPANY,**  
**LAURIE NUNNO; et al.**  
**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure dated March 6, 2026, entered in Civil Case No. 25-CA-001689 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B is Plaintiff and CASTLECO LLC; LAURIE NUNNO; SANCTUARY AT WULFERT POINT COMMUNITY ASSOCIATION, INC.; MICHAEL C. BAUER; and WILLIAM L. BROOKS are Defendant(s).  
I KEVIN C. KARNES, clerk of this court will sell to the highest bidder for cash online: # By electronic sale beginning at 9:00 A.M. on the prescribed date at www.lee.realforeclose.com. on April 9, 2026 the following described property as set forth in said Final Judgment, to wit:  
Lot 34, THE SANCTUARY AT WULFERT POINT, PHASE 1, a Subdivision, according to plat thereof as recorded in Plat Book 50, Pages 46 through 56, of the Public Records of Lee County, Florida  
Parcel Identification Number: 12-46-21-T1-00100.0340, commonly known as 2402 Wulfert Road, Sanibel, Florida 33957  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
DATED this 9th day of March, 2026.  
KEVIN C. KARNES  
Clerk of Circuit Court (SEAL) BY: T Mann  
Deputy Clerk  
Law Offices of Manganelli  
Leider & Savio P.A.  
1900 NW Corporate Blvd., Suite 200W  
Boca Raton, Florida 33431  
service@mls-pa.com  
March 13, 20, 2026 26-00976L

Lot 34, THE SANCTUARY AT WULFERT POINT, PHASE 1, a Subdivision, according to plat thereof as recorded in Plat Book 50, Pages 46 through 56, of the Public Records of Lee County, Florida  
Parcel Identification Number: 12-46-21-T1-00100.0340, commonly known as 2402 Wulfert Road, Sanibel, Florida 33957  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
DATED this 9th day of March, 2026.  
KEVIN C. KARNES  
Clerk of Circuit Court (SEAL) BY: T Mann  
Deputy Clerk  
Law Offices of Manganelli  
Leider & Savio P.A.  
1900 NW Corporate Blvd., Suite 200W  
Boca Raton, Florida 33431  
service@mls-pa.com  
March 13, 20, 2026 26-00976L

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 Prime Dental located at 14120 Palm Beach Blvd in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
DATED this 9th day of March, 2026  
Da Costa Dental PLLC  
March 13, 2026 26-00988L

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 Prime Dental Family and Cosmetic Dentistry located at 14120 Palm Beach Blvd in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
DATED this 9th day of March, 2026  
Da Costa Dental PLLC  
March 13, 2026 26-00989L

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 Experience Homes located at 12811 Kenwood Ln, Suite 204 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 10th day of March, 2026  
MJC Homes and Residential Contracting LLC  
Josiah Brasileiro, Managing Member  
March 13, 2026 26-00994L

## --- ACTIONS / SALES ---

## 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-2277  
IN RE: ESTATE OF  
EMMA LEE ANDERSON  
Deceased.

The administration of the estate of EMMA LEE ANDERSON deceased, whose date of death was April 4th, 2025, is pending in the Circuit Court for Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors must file claims within 3 months after the date of the first publication of this notice. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

/s/ Dorothy L. Singleton  
Dorothy Lee Singleton-  
Personal Representative

/s/ Donald Isaac  
Donald Isaac Attorney at Law  
Florida Bar No. 394106  
5237 Summerlin Commons Blvd.  
Suite 310  
Fort Myers, FL 33916  
239-275-2200  
disaac@donaldisaac.com  
March 13, 20, 2026 26-00998L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-662  
Division: Probate  
IN RE: ESTATE OF  
FRANK R. RAMOS,  
Deceased.

The administration of the Estate of Frank R. Ramos, deceased, whose date of death was January 27, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

## Personal Representative:

**Jeffrey G. Cory**  
Attorney for Personal Representative:  
Kevin A. Kyle  
Attorney for Personal Representative  
Florida Bar Number: 980595  
Schoenfeld Kyle & Associates, LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin@trustska.com  
hollyk@trustska.com  
4901-1025-8577, v.1  
March 13, 20, 2026 26-00995L

## 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-965

IN RE: FORFEITURE OF  
\$32,052.00 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 PETITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$32,052.00 U.S. Currency be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$32,052.00 U.S. Currency.

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

Dated this day of 03/06/2026,

KEVIN KARNES  
Clerk of Court  
(SEAL) By: N Wright-Angad  
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 13, 20, 2026 26-00942L

## FIRST INSERTION

**NOTICE OF TRUST**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 26-CP-000729  
Probate: No Judge Assigned  
IN RE: ESTATE OF  
ROBERT PEASE,  
Deceased.

ROBERT PEASE, a resident of Lee County, Florida, who died on the 8th day of February, 2026, was the Settlor of a trust entitled the ROBERT PEASE REVOCABLE TRUST dated the 7th day of February, 1989, as restated and amended, 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 5th day of March, 2026.

**PAMELA S. KOLLMANN, trustee**  
794 Cypress Lake Circle  
Fort Myers, FL 33919  
March 13, 20, 2026 26-00982L

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
at

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

Will sell the contents of the following units to satisfy a lien to the highest bidder on March 27, 2026 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

**Unit 3107-Tonya Giles-Jones-televisions, air fryers, ninja, shelving, hangers, misc totes**  
**Unit 3010-Heather Philhower-clothing, household decor, assorted bags**  
**Unit 3167-Abimaely Perez Ortiz-baby rocker, television, childrens toys, misc boxes and totes**  
**Unit 2045-Katonya Addison-air conditioner, assorted bags, fan**  
March 13, 20, 2026 26-00987L

## FIRST INSERTION

**Stoneybrook North Community Development District**  
**Request for Proposals for Landscape and Irrigation Maintenance Services**

The Stoneybrook North Community Development District (the "District") hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on **Monday, March 16, 2026 at 9:00 a.m. (EST)**. The Project Manual will be available by emailing the District Admin, April Barliso at abarliso@hikai.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form and a form of the Agreement.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District pursuant to the Evaluation Criteria contained within the Project Manual and its adopted Rules of Procedure. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer must be fully licensed in the state of Florida and insured and (ii) Proposer must have recent experience with other communities of a similar nature, size and amenity level to the Stoneybrook North CDD project, with verifiable references on those projects.

There will be a mandatory pre-proposal meeting on **Monday, March 23, 2026, at 9:30 a.m. (EST)** at Bridgewater Lagoon, 8630 Sunny Page Lane, Fort Myers, FL 33917. All questions relative to this project must be directed in writing to the District Admin, April Barliso at abarliso@hikai.com. **The deadline for submitting questions relative to this project is Thursday, April 9, 2026, at 5:00 p.m. (EST).**

Firms desiring to provide services for this project must submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) digital PDF copy of the required proposal **no later than 12:00 p.m. (EST) on Thursday, April 16, 2026**, at the office of Kai located at 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 OR by emailing District Admin, April Barliso at abarliso@hikai.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the District and the project. Proposals will be opened the same day at 12:30 p.m. at the Kai office listed above. The District will also offer a virtual option for attendance at the Proposal opening to be provided in the bid package or by request to April Barliso at abarliso@hikai.com. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Any protest regarding the terms of the Project Manual, or any component thereof, must be filed in writing with the District Admin within seventy-two (72) hours after the Project Manual is made available and a formal written protest with the District must be made within seven (7) calendar days after the date of timely filing the initial notice of protest. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Stoneybrook North Community Development District  
Audette Bruce, District Manager  
March 13, 2026 26-00986L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CASE NO.: 26-CA-000919  
PHH MORTGAGE CORPORATION,  
Plaintiff, vs.

**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF PATRICIA RAINEY, DECEASED; et al., Defendant(s).**  
TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Patricia Rainey, Deceased  
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:  
LOT 6, BLOCK 1, UNIT NO. 1, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST,

LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 87 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, 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 03/06/2026.

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

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1395-1369B  
Ref# 15952  
March 13, 20, 2026 26-00945L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
CASE NO.: 26CA000339

**BAYSIDE ESTATES HOMEOWNERS, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. RUDOLF VATTEROTH, WILIMA VATTEROTH, JOCHEM LORENZ, SIMONE LORENZ, LEE COUNTY, FLORIDA and UNKNOWN TENANT(S)/OCCUPANT(S), Defendants.**

TO: RUDOLF VATTEROTH, WILIMA VATTEROTH, JOCHEM LORENZ, SIMONE LORENZ  
Last Known Addresses: 17885 Eglantine Lane, Fort Myers Beach, FL 33931

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

Lot 180, Block W, of that certain subdivision known as BAYSIDE ESTATES MOBILE HOME SUBDIVISION, UNIT 3, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 28, Pages

1 and 2, Public Records of Lee County, Florida.  
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #07-46-24-06-00000.1800  
Property Address: 17885 Eglantine Lane, Fort Myers Beach, FL 33931

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 6 day of March, 2026.

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

Kristie P. Mace, Esq.,  
Goede, DeBoest & Cross, PLLC,  
2030 McGregor Boulevard,  
Ft. Myers, FL 33901  
kmace@gadclaw.com and  
kgermanis@gadclaw.com  
March 13, 20, 2026 26-00944L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA - CIVIL ACTION  
CASE NO.: 26CA000017  
THE TIDES AT PELICAN  
LANDING CONDOMINIUM  
ASSOCIATION, INC. a Florida  
Not-For-Profit Corporation,  
Plaintiff, v.

**MELANIE C. MURO, UNKNOWN SPOUSE OF MELANIE C. MURO, and UNKNOWN TENANT(S)/OCCUPANT(S), Defendants.**

TO: MELANIE C. MURO, UNKNOWN SPOUSE OF MELANIE C. MURO AND UNKNOWN TENANT(S) / OCCUPANT(S)

Last Known Address: 23640 Walden Center Drive, #310, Estero, FL 34134  
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:

Condominium Unit 4310, Building 4, THE TIDES AT PELICAN LANDING CONDOMINIUM a condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4640, Page 620, et. seq., together with an undivided interest in the common elements appurtenant thereto, as

amended from time to time, of the Public Records of Lee County, Florida. TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. Parcel ID #09-47-25-E4-33004.0310  
Property Address: 23640 Walden Center Drive, #310, Estero, FL 34134

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 6 day of March, 2026.

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

Kristie P. Mace, Esq.,  
Goede, DeBoest & Cross, PLLC,  
2030 McGregor Boulevard,  
Ft. Myers, FL 33901  
kmace@gadclaw.com and  
kgermanis@gadclaw.com  
March 13, 20, 2026 26-00956L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 25-CA-005836

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. HERMELINDA ALVARADO A/K/A H. ALVARADO, et al., Defendants.**

TO: HERMELINDA ALVARADO A/K/A H. ALVARADO  
946 COUNTESS AVE, LEHIGH ACRES, FL 33974

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

LOT 19, BLOCK 19, LEHIGH ACRES UNIT 7, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 20, PAGE 44, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or within (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 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 day of 03/06/2026

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

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-04581  
March 13, 20, 2026 26-00943L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 26-CA-000090

**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. UNKNOWN SUCCESSOR TRUSTEE OF THE MARY DORSEY REVOCABLE TRUST, DATED APRIL 11, 2020; G. V. OF PARKER LAKES NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

To the following Defendant(s):  
UNKNOWN SUCCESSOR TRUSTEE OF THE MARY DORSEY REVOCABLE TRUST, DATED APRIL 11, 2020 (LAST KNOWN ADDRESS)  
14981 VISTA VIEW WAY, UNIT # 1105 FORT MYERS, FLORIDA 33919

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

UNIT 1105, BUILDING 11, GRAND VIEW OF PARKER LAKES ONE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 2872, PAGE 1851, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
a/k/a 14981 VISTA VIEW WAY, UNIT # 1105, FORT MYERS, FLORIDA 33919

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff,

whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 5 day of March, 2026.

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

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 25-00131 NML  
March 13, 20, 2026 26-00932L

**PUBLISH YOUR LEGAL NOTICE**

Email  
legal@businessobserverfl.com

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
1/20/2026 1/7

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND  
FOR LEE COUNTY, FLORIDA  
CASE NO.: 26-CA-000929

**CENK HOLDINGS LLC,**  
**Plaintiff, vs.**  
**PETER FOREMAN,**  
**Defendant,**  
TO: PETER FOREMAN, and all others  
claiming by, through and under PETER  
FOREMAN.

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

Parcel 1:  
Lot 14, Block 97, Unit 9, Section  
1, Township 45 South, Range 26  
East, a Subdivision of Lehigh  
Acres, according to the map or  
plat thereof, as recorded in Plat  
Book 15, Page(s) 93, of the Public  
Records of Lee County, Florida.  
A/K/A 2612 18TH ST SW, LE-  
HIGH ACRES, FL 33976 ("Parcel  
1").  
Parcel 2:  
Lot 15, Block 27, Unit 3, Section  
13, Township 45 South, Range  
26 East, a Subdivision of Lehigh  
Acres, according to the map or  
plat thereof, as recorded in Plat  
Book 15, Page(s) 99, of the Public

Records of Lee County, Florida.  
A/K/A 2808 53RD ST SW, LE-  
HIGH ACRES, FL 33976 ("Parcel  
2").

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on J.D. Manzo, of  
Manzo & Associates, P.A., Plaintiff's  
attorney, whose address is 4767 New  
Broad Street, Orlando, FL 32814, tele-  
phone number (407) 514-2692, on or  
before April 20, 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.

DATED this 10th day of March,  
2026.

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

J.D. Manzo,  
Manzo & Associates, P.A.,  
Plaintiff's attorney,  
4767 New Broad Street,  
Orlando, FL 32814,  
telephone number (407) 514-2692  
Mar. 13, 20, 27; Apr. 3, 2026  
26-00992L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CA-005842

**UNION HOME MORTGAGE**  
**CORP.,**  
**Plaintiff, vs.**  
**BRYAN EDWARD SNELL A/K/A**  
**BRYAN E. SNELL, et al.,**  
**Defendants.**

TO: BRYAN EDWARD SNELL A/K/A  
BRYAN E. SNELL  
2904 NW 9TH ST, CAPE CORAL, FL  
33993

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

LOTS 19 AND 20, BLOCK  
4031, CAPE CORAL UNIT 56,  
ACCORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 19, PAGE(S) 107  
THROUGH 116, 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 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 order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Brooke Dean, Operations Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

WITNESS my hand and the seal of  
this Court this 10th day of March, 2026.

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

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-04381  
March 13, 20, 2026 26-00991L

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-006479

**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**YUNIESKY PINEIRO MUNOZ**  
**AND DAYANIRIS PENA**  
**HERRERA, et al.**  
**Defendant(s).**

TO: YUNIESKY PINEIRO MUNOZ,  
UNKNOWN SPOUSE OF YUNIESKY  
PINEIRO MUNOZ,  
whose last known residences are: 126  
PARISH DR, LEHIGH ACRES, FL  
33974; and 324 NE 24TH TER, CAPE  
CORAL, FL 33909

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

TO: DAYANIRIS PENA HERRERA,  
UNKNOWN SPOUSE OF DAYA-  
NIRIS PENA HERRERA,

whose last known residences are: 324  
NE 24TH TER, CAPE CORAL, FL  
33909; and 4333 BIRCH MEADOW  
TRL, GAINESVILLE, GA 30504-9315;  
and 6004 MORNAY DR, TAMPA, FL  
33615

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

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

following property:  
LOT 6, BLOCK 61, UNIT 18,  
MIRROR LAKES, SECTION  
18, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST, LEHIGH  
ACRES, ACCORDING TO  
THE PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 27,  
PAGE 105, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.

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

THIS NOTICE WILL 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  
9th day of March, 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: fmail@raslg.com  
25-331285  
March 13, 20, 2026 26-00984L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000334

**Division Probate**  
**IN RE: ESTATE OF**  
**CAROLE LEE SMITH A/K/A**  
**CAROLE L. SMITH**  
**Deceased.**

The administration of the estate of Car-  
ole Lee Smith a/k/a Carole L. Smith,  
deceased, whose date of death was Oc-  
tober 14, 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 per-  
sonal representative's attorney are set  
forth below.

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

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

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

FIRST INSERTION

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

CASE NO.: 24-CA-000956  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, v.**  
**CHRISTOPHER SHANE MURRAY,**  
**et al.,**  
**Defendants.**

NOTICE is hereby given that Kevin C.  
Karnes, Clerk of the Circuit Court of  
Lee County, Florida, will on April 23,  
2026, at 9:00 a.m. ET, via the online  
auction site at [www.lee.realforeclose.com](http://www.lee.realforeclose.com)  
in accordance with Chapter 45,  
F.S., offer for sale and sell to the high-  
est and best bidder for cash, the follow-  
ing described property situated in Lee  
County, Florida, to wit:

Lots 16 and 17, Block 224, UNIT  
NO. 15 SAN CARLOS PARK,  
according to the plat thereof re-  
corded in Official Records Book  
50, Page 509, of the Public Re-  
cords of Lee County, Florida.  
Property Address: 17160 Phlox  
Drive, Fort Myers, FL 33967

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 enti-  
tled only to a return of the deposit paid.  
The Purchaser shall have no further  
recourse against the Mortgagee, the  
Mortgagee or the Mortgagee's attorney.

WITNESS my hand and official seal  
of this Honorable Court this

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: T Mann  
DEPUTY CLERK

Tiffany & Bosco, P.A.  
1201 S. Orlando Ave., Suite 430  
Winter Park, FL 32789  
[floridaservice@tblaw.com](mailto:floridaservice@tblaw.com)  
March 13, 20, 2026 26-01006L

by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.2211,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

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

**Personal Representative:**  
/s/ Daniel Lee Potenta  
**Daniel Lee Potenta**  
4023 Cavassa Ct.  
N. Fort Myers, Florida 33917

Attorney for Personal Representative:  
/s/ Alina Gonzalez-Dockery, Esq.  
Alina Gonzalez-Dockery, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 94099  
LIFE LAW PLANNING  
5237 Summerlin Commons Blvd.  
Ste #109  
Fort Myers, Florida 33907  
Telephone: (239) 789-2533  
Fax: (239) 790-5088  
E-Mail: [alina@lifelawplanning.com](mailto:alina@lifelawplanning.com)  
Secondary E-Mail:  
[service@lawsprt.com](mailto:service@lawsprt.com)  
March 13, 20, 2026 26-00997L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0661

**Division Probate**  
**IN RE: ESTATE OF**  
**JUDITH VAN ARK BABBITT**  
**Deceased.**

The administration of the estate of Ju-  
dith Van Ark Babbitt, 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 ad-  
resses of the personal representative  
and the personal representative's attor-  
ney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**William Eric Babbitt**  
503 Raeburn Road  
Eaton Rapids, MI 48827

Attorneys 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](mailto:jms@sanibellaw.net)  
Secondary E-Mail:  
[neva@sanibellaw.net](mailto:neva@sanibellaw.net)  
Tertiary E-Mail: [jms3@sanibellaw.net](mailto:jms3@sanibellaw.net)  
March 13, 20, 2026 26-00999L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-694

**Division Probate**  
**IN RE: ESTATE OF**  
**AUGUST RUDOLF BAUER**  
**Deceased.**

The administration of the estate of  
August Rudolf Bauer, deceased, whose  
date of death was February 17, 2025,  
is pending in the Circuit Court for Lee  
County, Florida, Probate Division, the  
address of which is 1700 Monroe Street,  
Fort Myers, FL 33902. The names and  
addresses of the personal representative  
and the personal representative's attor-  
ney are set forth below.

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

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

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

Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.2211,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

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

**Personal Representative:**  
/s/ Thomas Bauer  
**Thomas Bauer**  
Erzgebirgstrasse 5  
93057

Regensburg, Germany  
Attorney for Personal Representative:  
s/ Amanda M. Dorio  
Amanda M. Dorio, Attorney  
Florida Bar Number: 77411  
Henderson, Franklin, Starnes & Holt,  
P.A.  
8889 Pelican Bay Blvd., Suite 400  
Naples, Florida 34108  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail:  
[amanda.dorio@henlaw.com](mailto:amanda.dorio@henlaw.com)  
Secondary E-Mail:  
[barbra.asselta@henlaw.com](mailto:barbra.asselta@henlaw.com)  
March 13, 20, 2026 26-01008L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000592

**Division Probate**  
**IN RE: ESTATE OF**  
**DOMINIC A. CASALINA**  
**Deceased.**

The administration of the estate of  
Dominic A. Casalina, deceased, whose  
date of death was November 9, 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 per-  
sonal representative's attorney are set  
forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Nancy Laning**  
4279 Gulf Pines Drive  
Sanibel, Florida 33957

Attorney for Personal Representative:  
Kelly L. Fayer, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 0121126  
12601 World Plaza Lane, Suite 2  
Bldg.52, Florida 33907  
Telephone: (239) 415-3434  
Fax: (239) 433-3434  
E-Mail: [notice@fayerlaw.net](mailto:notice@fayerlaw.net)  
Secondary E-Mail:  
[service@lawsprt.com](mailto:service@lawsprt.com)  
March 13, 20, 2026 26-00996L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-581

**Division Probate**  
**IN RE: ESTATE OF**  
**FRANCES MEREDITH BENNER,**  
**a/k/a FRANCES M. BENNER,**  
**Deceased.**

The administration of the estate of  
Frances Meredith Benner, also known  
as Frances M. Benner, deceased, whose  
date of death was January 28, 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 attor-  
ney are set forth below.

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

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

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

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

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

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

**Kevin L. Benner**  
**Personal Representative**  
649 Stanton Dr.  
Weston, Florida 33326

Nicole R. Cook, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 124945  
SIMMONS & COOK, PLLC  
2080 McGregor Blvd., Suite 101  
Fort Myers, FL 33901  
Telephone: (239) 204-9376  
Fax: (239) 204-9378  
E-Mail: [Nicole@lawswfl.com](mailto:Nicole@lawswfl.com)  
Secondary E-Mail:  
[Victoria@lawswfl.com](mailto:Victoria@lawswfl.com)  
March 13, 20, 2026 26-01007L

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  
Extreme EV located at 2611 SW 52nd  
ter in the City of Cape Coral, Lee, FL  
33914 intends to register the said name  
with the Division of Corporations of  
the Department of State, Tallahassee,  
Florida.

Dated this 11th day of March, 2026  
Patrick Mallon  
March 13, 2026 26-01004L

**SAVE TIME**

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon  
Friday Publication

**Business Observer**

--- ACTIONS / SALES ---

**PUBLIC LEGAL NOTICE**

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
CASE NO.: 25-CA-006742  
CITIBANK, N.A., NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE OF  
BRAVO RESIDENTIAL FUNDING  
TRUST 2024-NQM6,  
Plaintiff, v.  
EVER RODRIGUEZ; et al,  
Defendant(s).

To the following Defendant(s):  
UNKNOWN TENANT #1  
(Last Known Address: 4789 ORANGE  
GROVE BLVD #J5, NORTH FORT  
MYERS, FL 33903)  
UNKNOWN TENANT #2  
(Last Known Address: 4789 ORANGE  
GROVE BLVD #J5, NORTH FORT  
MYERS, FL 33903)

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

UNIT J-5, OF LOCHMOOR  
VILLAS CONDOMINIUM, A  
CONDOMINIUM ACCORDING  
TO THE DECLARATION OF  
CONDOMINIUM THERE-  
OF, RECORDED IN OFFI-  
CIAL RECORDS BOOK 1520,  
PAGES 287, OF THE PUBLIC  
RECORDS OF LEE COUN-

TY, FLORIDA, AND ANY  
AMENDMENTS THERETO,  
TOGETHER WITH ITS UNDI-  
VIDED SHARE IN THE COM-  
MON ELEMENTS PROPERTY  
ADDRESS: 4789 ORANGE  
GROVE BLVD #J5, NORTH  
FORT MYERS, FL 33903

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

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

WITNESS my hand and the seal of  
this Court this 03/11/2026

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

Ghidotti | Berger LLP,  
Attorney for Plaintiff,  
10800 Biscayne Blvd., Suite 201,  
Miami, FL 33161  
March 13, 20, 2026 26-01005L

FIRST INSERTION

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

CASE NO: 2025CA005650  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, -vs-  
CORY D BROCK and BRITTANY  
NOELIA KIMEY SOZA,  
Defendant(s)

TO: CORY D BROCKBRITTANY NO-  
ELIA KIMEY SOZA  
Last Known Address: 1107 2nd Way,  
North Fort Myers, FL 33903

You are notified of an action to fore-  
close a mortgage on the following prop-  
erty in Lee County:

LOTS 28, 29, 30, 31, 32 AND  
33 AND LOTS 74, 75, 76, 77, 78  
AND 79, BLOCK C, CABANA  
CITY, ACCORDING TO THE  
PLAT THEREOF RECORDED  
IN PLAT BOOK 8, PAGE 61, OF  
THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA.  
1107 2nd Way, North Fort Myers,  
FL 33903

The action was instituted in the Circuit  
Court, Twentieth Judicial Circuit in

and for Lee, County, Florida; Case No.  
2025CA005650; and is styled Lakeview  
Loan Servicing, LLC vs. Cory D Brock.  
You are required to serve a copy of your  
written defenses, if any, to the action on  
Kelley Church, Esq., Plaintiff's attorney,  
whose address is 255 South Orange Ave,  
Suite 900, Orlando, FL 32801 within  
30 days from the first date of publica-  
tion and file the original with the clerk  
of this court either before service on  
Plaintiff's attorney or immediately after  
service; otherwise, a default will be en-  
tered against you for the relief demand-  
ed 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: 03/11/2026

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

Kelley Church, Esq.,  
Plaintiff's attorney,  
255 South Orange Ave, Suite 900,  
Orlando, FL 32801  
March 13, 20, 2026 26-01002L

FIRST INSERTION

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

CASE NO.: 25-CA-006697  
U.S. BANK NATIONAL  
ASSOCIATION,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
DEWISEES, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS CLAIMING  
BY, THROUGH, UNDER, OR  
AGAINST, JAMES. W. PARDUE,  
DECEASED, et al,  
Defendant(s).

To: THE UNKNOWN HEIRS, DE-  
WISEES, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIM-  
ING BY, THROUGH, UNDER, OR  
AGAINST, JAMES W. PARDUE, DE-  
CEASED

Last Known Address: Unknown  
Current Address: Unknown

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

LOT 4, BLOCK 12, UNIT 4,  
SECTION 22, TOWNSHIP 44  
SOUTH, RANGE 27 EAST, LE-  
HIGH ACRES, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
12, PAGES 50 THROUGH 55,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.  
A/K/A 2255 9TH TER LEHIGH  
ACRES FL 33936

has been filed against you and you are  
required to file written defenses with  
the clerk of court and to serve a copy  
within 30 days after the first publica-  
tion of the Notice of Action, on Alber-  
telli Law, Plaintiff's attorney, whose  
address is P.O. Box 23028, Tampa, FL  
33623; otherwise, a default will be en-  
tered against you for the relief demand-  
ed in the Complaint or petition.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Brooke Dean, Operations Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or 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 shall be published once a  
week for two consecutive weeks in the  
Business Observer.

WITNESS my hand and the seal of  
this court on this 10th day of March,  
2026.

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

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
tna - 25-011351  
March 13, 20, 2026 26-01001L

FIRST INSERTION

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

Case No. 25-CA-6862  
VVV INVESTMENTS, LLC,  
A Florida for Profit Limited Liability  
Corporation  
Plaintiff, v.

PETER FOREMAN LIFE ESTATE,  
an individual, LEE COUNTY  
DEVELOPMENT SERVICES  
CODE ENFORCEMENT, APOLLO  
GROUP HOLDINGS, LLC, a Florida  
Limited Liability Company, 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: Peter Foreman and Peter Foreman  
Life Estate: 2573 Landfill Road Mt.  
Crogan, SC 29727, US  
Peter Foreman: 5830 Sw 64th Ave, DA-  
VIE, FL 33314

All persons unknown, claiming any le-  
gal 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.

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 Peter  
Foreman Life Estate, Lee County De-  
velopment Services Code Enforcement,  
Apollo Group Holdings, 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  
Thereof.

You are required to serve a copy of  
your written defenses, if any, to the ac-  
tion on Neil Morales, Esq., Plaintiff's  
attorney, whose address is 2272 Air-  
port Road South, Suite 209, Naples,  
FL 34112, on or before April 20, 2026  
and file the original with the clerk of  
this court either before service on Neil  
Morales, Esq. or immediately after ser-  
vice; otherwise, a default will be entered  
against you for the relief demanded in  
the complaint or petition. The Court  
has authority in this suit to enter a judg-  
ment or decree in the Plaintiff's interest  
which will be binding upon you.

DATED: 03/11/2026  
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  
Mar. 13, 20, 27; Apr. 3, 2026

26-01000L

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE  
SALE**

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

CASE NO.: 25-CA-000094  
WILMINGTON TRUST, NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR  
SEQUOIA MORTGAGE TRUST  
2016-1,  
Plaintiff, vs.

CARLOS M. PEREZ; TATIANA M.  
CARVAJAL; TD BANK, NATIONAL  
ASSOCIATION; UNKNOWN  
TENANT(S) IN POSSESSION  
#1 and #2, and ALL OTHER  
UNKNOWN PARTIES, et al.,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-  
ant to a Final Summary Judgment of  
Foreclosure dated September 25, 2025  
and an Order Canceling and Resched-  
uling Foreclosure Sale dated March 6,  
2026, entered in Civil Case No.: 25-  
CA-000094 of the Circuit Court of the  
Twentieth Judicial Circuit in and for  
Lee County, Florida, wherein WILM-  
INGTON TRUST, NATIONAL ASSO-  
CIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUST-  
EE FOR SEQUOIA MORTGAGE  
TRUST 2016-1, Plaintiff, and CARLOS  
M. PEREZ; TATIANA M. CARVAJAL;  
TD BANK, NATIONAL ASSOCIA-  
TION, are Defendants.

I will sell to the highest bidder for

cash, at www.lee.realforeclose.com, at  
9:00 AM, on the 14th day of May, 2026,  
the following described real property as  
set forth in said Judgment, to wit:

LOTS 25, 26 AND 27, BLOCK  
574, UNIT 12, CAPE CORAL  
SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
13, PAGES 49 THROUGH 55,  
OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.

If you are a person claiming a right to  
funds remaining after the sale, you  
must file a claim with the clerk before  
the clerk reports the surplus as un-  
claimed. If you fail to file a timely claim  
you will not be entitled to any remain-  
ing funds. After the funds are reported  
as unclaimed, only the owner of record  
as of the date of the Lis Pendens may  
claim the surplus.

WITNESS my hand and the seal of  
the court on 03/11/2026.

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

Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701 West Hillsboro Boulevard,  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030;  
Facsimile: (954) 420-5187  
24-51634  
March 13, 20, 2026 26-01003L

**Q&A**

**Q Are internet-only legal notices sufficient?**

**A** 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.

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

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

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County  
name from the menu option

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

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

SUBSEQUENT INSERTIONS

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: **CASE NO.: 25-CA-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.realforeclose.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

SECOND INSERTION

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

THIRD INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)** IN THE CIRCUIT COURT OF THE 20 JUDICIAL CIRCUIT, IN AND FOR Lee COUNTY, FLORIDA **Case No.: 26-DR-001281** **Division: Judge: Adams, Elisabeth** Litz Daniela Ravelo Espinosa **Petitioner,** and **Jose Javier Galvan Tanquero** **Respondent,** TO: Jose Javier Galvan Tanquero 2512 NW 15th Pl Cape Coral FL 33993 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Litz Daniela Ravelo Espinosa, whose address is 2512 NW 15th Pl Cape Coral FL 33993 on or before 4/6/26, and file the original with the clerk of this Court at 1700 Monroe St Fort Myers FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 02/23/26 CLERK OF THE CIRCUIT COURT (SEAL) By: TM Deputy Clerk Feb. 27; Mar. 6, 13, 20, 2026 26-00778L

SECOND 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 Entity has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Sarah Fougere, Esquire and Michael Mummert, Esquire, of Mummert Law, PA, attorneys for the Wife, whose address is 1375 Jackson Street, Suite 204, Fort Myers, Florida 33901, on or before 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 immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated this 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 mmummert@mummertlawfirm.com service@mummertlawfirm.com March 6, 13, 20, 27, 2026 26-00840L

SECOND 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 32901. 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. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is 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

SECOND 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

SECOND 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. 732.221, 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:** 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

FOURTH INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA **Case No.: 26-DR-493** **Division: FAMILY** IN RE: THE MARRIAGE OF: SANTIAGO SARAT HERNANDEZ, Petitioner/Husband, and EVARISTA RAMIREZ IGNACIO, Respondent/Wife. TO: Evarista Ramirez Ignacio Colonia El Bosque #3, Lote 23 Santa Cruz, El Quiche, Guatemala You are notified that an action for dissolution of marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Law Offices of Juan J. Mendoza, LLC., whose address is 27299 Riverview Center Blvd., Suite 102, Bonita Springs, FL 34134, on or before March 25, 2026. You must file the original with the clerk of this court either before service on petitioner's attorney or immediately after service. Otherwise, a default will be entered against you for the relief demanded in the petition. 1700 Monroe Street, Fort Myers, Florida 33901 02/13/2026 Kevin C. Karnes As Clerk of the Court (SEAL) By: E. Bakelman Feb. 20, 27; Mar. 6, 13, 2026 26-00659L

**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

**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**

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**ALWAYS**

**SAVE TIME**

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**Business Observer**

## --- ESTATE / ACTIONS ---

## SECOND 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

## 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. 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 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 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000625**  
**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-000625, 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.  
Cocoplum 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

## SECOND 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.

## SECOND 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

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

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

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

The date of the first publication of this Notice was 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

## SECOND INSERTION

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

## SECOND 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 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 PETITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$130,054.00 U.S. Currency be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$130,054.00 U.S. Currency.

You are required to file a copy of your

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

Dated this 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

## FOURTH INSERTION

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

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

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

To: Silvano Bier  
623 McKinley Ave  
Lehigh Acres, FL 33972  
YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Action to Quiet Title.

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

INVESTMENTS, LLC, a Florida For Profit Limited Liability Corporation, vs. Silvano Bier, Lee County Utilities, Lee County MSTBU, and All Personal Unknown, Claiming any Legal or Equitable Right, Title, Estate Lien Or Interest in the Property Described in the Complaint Adverse to Plaintiff Title, Or Any Cloud upon Plaintiff Title Thereto.

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

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

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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO.: 25-CP-003934**  
**IN RE: ESTATE OF**  
**DAVID J. RUDYK**  
**Deceased**

The administration of the Estate of DAVID 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 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 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 SERVICE 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 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 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

## SECOND 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 PETITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$41,191.00 U.S. Currency be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$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 HOLLOWAY, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated this 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

## 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-29**  
**IN RE: ESTATE OF**  
**SHIRLEY GORMAN,**  
**Deceased.**

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 244  
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:  
jshumakelaw@yahoo.com  
Jim D. Shumake, Esquire  
Florida Bar No. 352314  
March 6, 13, 2026 26-00894L

## 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-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 following 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 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 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 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 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

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

SECOND 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 action 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 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 demanded 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

SECOND 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, LINDSFORD, PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 201400055591, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
A/K/A: 3828 TIBOR CIR, FORT MYERS, FL 33916.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
Dated: 02/26/2026

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

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@flcg.com  
March 6, 13, 2026

26-00801L

THIRD 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 Croomsbridge 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 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, GRANTEE, 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

SECOND INSERTION

**Notice of Self Storage Sale**  
Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 3/24/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Thiago Josecos 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

SECOND 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

SECOND 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 Marena 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

SECOND 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  
**PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211**  
**Time: 10:45 AM**  
**Sale to be held at www.storagetreasures.com.**  
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, Veliscia; 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 lle 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.storagetreasures.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.storagetreasures.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, 11811 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635**  
**Time: 11:30 AM**  
**Sale to be held at www.storagetreasures.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.storagetreasures.com.**  
1098 - Haggerty, James; 2054 - Gelinaz, 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.storagetreasures.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, SABRINA  
**PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811**  
**Time: 12:45 PM**  
**Sale to be held at www.storagetreasures.com.**  
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.storagetreasures.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, Cortni; 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.storagetreasures.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.  
March 6, 13, 2026

26-00790L

SECOND 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  
**PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534**  
**Time: 09:45 AM**  
**Sale to be held at www.storagetreasures.com.**  
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.storagetreasures.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.  
March 6, 13, 2026

26-00791L

SECOND 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, Deceased.**  
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 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 Debow**  
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

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

**Business Observer**

1V4680

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

## FOURTH INSERTION

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

IN THE CIRCUIT COURT OF THE  
20th JUDICIAL CIRCUIT, IN AND  
FOR Lee County, Florida  
Case No.: 25-DR-005751

Melody Augustin-Roberts  
Petitioner

and  
Aaron Oral Roberts  
Respondent.

TO: Aaron Oral Roberts  
14749 Portico Blvd  
Ft. Myers, FL 33905

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Child(ren) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Melody Augustin-Roberts, whose address is 14749 Portico Blvd Ft. Myers, FL 33905, on or before 3/30/2026, and file the original with the clerk of this Court at 1700 Monroe St Fort Myers FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 2/18/26  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: TM  
{Deputy Clerk}  
Feb. 20, 27; Mar. 6, 13, 2026  
26-00705L

## THIRD INSERTION

**NOTICE OF ACTION FOR  
PUBLICATION**

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

DOMESTIC RELATIONS  
CASE NO.: 25-DR-7881

IN RE: THE MARRIAGE OF  
ALISHA GOMES,

Wife,  
and  
JUSTIN GOMES,

Husband  
and  
GULF COAST PLUMBING

SERVICES LLC, Florida  
Corporation, Third-Party Defendant.

TO: Justin Gomes  
394 Palomar Ave.

Lehigh Acres, Florida 33974

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Minor Children and Division of Corporate Entity has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Sarah Fougere, Esquire and Michael Mummert, Esquire, of Mummert Law, PA, attorneys for the Wife, whose address is 1375 Jackson Street, Suite 204, Fort Myers, Florida 33901, on or before March 30, 2026, and file the original with the clerk of this Court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on the Wife's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

Dated this 18th day of February, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: E Bakelman  
Deputy Clerk  
MICHAEL MUMMERT, ESQUIRE  
FBN. 10069  
SARAH FOUGERE, ESQUIRE  
FBN. 1059501  
Attorneys for Wife  
1375 Jackson Street, Suite 204  
Fort Myers, Florida 33901  
Phone: 239-597-9999  
Fax: 239-597-9974  
mmummert@mummertlawfirm.com  
service@mummertlawfirm.com  
Feb. 27; Mar. 6, 13, 20, 2026  
26-00736L

## SECOND 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.**

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

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

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, Florida Statutes, 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 Wilkison 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

## SECOND INSERTION

**NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE**

TO: (See Exhibit A - Obligor)

The Manley Law Firm LLC has been appointed as Trustee by Coconut 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 under the following Timeshare Ownership Interest at Coconut Plantation described as:

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

OBLIGOR: 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

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000040  
Division Probate  
IN RE: ESTATE OF  
MILLIE CLASS A/K/A  
MILAGROS CLASS  
Deceased.**

IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000040  
Division Probate  
IN RE: ESTATE OF  
MILLIE CLASS A/K/A  
MILAGROS CLASS  
Deceased.

The administration of the estate of Millie Class a/k/a Milagros Class, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

Jordan A Zepetello, Esq.  
Michael E. Carleton, Esq.  
Jasmin Hernandez, Esq.  
as Trustee pursuant to Fla. Stat. §721.82  
PO Box 165028  
Columbus, OH 43216-5028  
Telephone: (407) 404-5266  
Telecopier: (614) 220-5613  
March 6, 13, 2026 26-00814L

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:**  
**/s/ Christopher Class**  
**Christopher Class**  
12854 Iona Rd.

Fort Myers, Florida 33908  
Attorney for Personal Representative:  
/s/ Kelly L. Fayer  
Kelly L. Fayer  
Florida Bar Number: 121126  
12601 World Plaza Lane,  
Suite 2, Bldg. 52  
Fort Myers, Florida 33907  
Telephone: (239) 415-3434  
Fax: (239) 433-3434  
E-Mail: notice@fayerlaw.net  
Secondary E-Mail:  
service@lawsprt.com  
March 6, 13, 2026 26-00805L

## SECOND INSERTION

**NOTICE OF SALE  
IN THE CIRCUIT COURT  
OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CASE NO.: 25-CA-2992**

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 abovesited 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.realestateclose.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

## SECOND 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.**

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@trustka.com  
4906-9553-2170, v. 1  
March 6, 13, 2026 26-00833L

## SECOND 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.**

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 is 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@sitkcalaw.com  
March 6, 13, 2026 26-00832L

## SECOND 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.**

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

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

THIRD 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 relate 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 TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-150**  
**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@sancplaw.com  
 March 6, 13, 2026 26-00807L

SECOND 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

THIRD INSERTION

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

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

**Case No.: 26-DR-001169**  
**LIAN YUN,**  
**Petitioner,**  
**and**  
**ANTHONY DANG,**  
**Respondent.**  
 TO: Anthony Dang  
 14563 Kazan Street,  
 Irvine, CA 92604

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christine F. Wright, Esq., Wright Law Firm, P.A., 923 Del Prado Blvd., Suite 205, Cape Coral, FL 33990 on or before March 31, 2026, and file the original with the clerk of this court at 1700 Monroe Street Fort Myers Florida 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
 Dated: 02/19/2026

Kevin C. Karnes  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) E Bakelman  
 Deputy Clerk  
 Feb. 27; Mar. 6, 13, 20, 2026  
 26-00772L

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  
**16-GA-000035**

**IN RE: The Guardianship of Michael Diliberato**  
 Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:  
 Guardianship of: IN RE: The Guardianship of Michael Diliberato, Person Subject to Guardianship  
 Case number 16-GA-000035, \$706.85 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 02/04/2026, on behalf of Michael Diliberato.

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 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 ATXL 2025-RTL TRUST,**  
**Plaintiff, v.**  
**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 ATXL 2025-RTL 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:

SECOND INSERTION

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

FOURTH INSERTION

**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
 Tax Deed #:2026000001  
 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Feb. 20, 27; Mar. 6, 13, 2026  
 26-00615L

SECOND INSERTION

The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.  
 Dated: February 10, 2026

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

SECOND INSERTION

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 E.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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
 CIVIL DIVISION: Ft. Myers  
**CASE NO.: 25-CA-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 SUB-DIVISION, 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  
 cservice@decubaslewis.com  
 25-03556  
 March 6, 13, 2026 26-00799L

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-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. 732.2211, 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:**  
**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

FOURTH INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 CIVIL ACTION  
**Case No.: 25-CC-6958**  
**BERMUDA PARK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, v.**  
**BEN MIADOVNIK; SUSAN MIADOVNIK; UNKNOWN TENANT IN POSSESSION NO. 1; UNKNOWN TENANT IN POSSESSION NO. 2; and ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ABOVE-NAMED DEFENDANTS.**  
**Defendants.**

TO: Defendants, BEN MIADOVNIK AND SUSAN MIADOVNIK, whose last known addresses are 25756 Lake Amelia Way, Unit 104, Bonita Springs, Florida 34135 and 49 Napa Ridge, 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 Plaintiffs 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@adamczykklawfirm.com  
 btollet@adamczykklawfirm.com  
 service@adamczykklawfirm.com  
 Feb. 20, 27; Mar. 6, 13, 2026  
 26-00653L

**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.

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

## SECOND INSERTION

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

## SECOND INSERTION

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

## SECOND INSERTION

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

## SECOND INSERTION

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

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

## SECOND INSERTION

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

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

## SECOND INSERTION

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

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-L1-58213.0080 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

## SECOND INSERTION

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

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 26-00846L

## SECOND 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,  
Plaintiffs, vs.**

**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, 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, Edinberg, Texas 78547  
3800 South Ocean Drive #907, Hollywood, 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 recorded in Official Records, Instrument No. 2006000308600, of the Public Records of Lee County, Florida.

Including the building, appurtenances, 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 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.

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, 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

## SECOND 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, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST 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 CORAL, 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 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 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

## SECOND 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 LAURA LARRABURE  
Last Known Address  
529 NW 18TH PLACE  
CAPE CORAL, FL 33993

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

LOT 21 & 22, BLOCK 3757, UNIT 51, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 2 THROUGH 16, INCLUSIVE, 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 your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 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**

Call 941-906-9386  
and select the appropriate County  
name from the menu.

or email  
legal@businessobserverfl.com

**Business  
Observer**

FLORIDA'S NEWSPAPER FOR THE COURT  
1V20878\_V8

## Q&amp;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.

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 25-CA-004869**  
**PHH MORTGAGE CORPORATION, Plaintiff, vs.**  
**UNKNOWN TRUSTEE OF THE FLORENCE P PALLITTO REVOCABLE LIVING TRUST DATED AUGUST 25, 2004; et al., Defendant(s).**  
TO: 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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  
GENDERS 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

SECOND 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

SECOND 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

## --- SALES / ACTIONS ---

## 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. 2025-CA-006008  
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 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 UNKNOWN

YOU 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 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  
25-13423FL  
March 6, 13, 2026 26-00861L

## SECOND INSERTION

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

FORECLOSURE DIVISION  
CASE NO.: 24-CC-007231  
SUN-N-FUN MOBILE  
HOMEOWNERS ASSOCIATION,  
INC., a Florida not for profit  
Corporation,  
Plaintiff, v.  
UNKNOWN BENEFICIARIES,  
DEWISEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES, AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF NORMA  
LEACH,  
Defendants.  
Notice is hereby given that pursuant  
to a Final Judgment of Foreclosure  
entered on 12/09/2025 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:  
THAT COOPERATIVE PAR-  
CEL WHICH INCLUDES  
UNIT/CERTIFICATE NO.43  
OF SUN-N-FUN HOME-  
OWNERS ASSOCIATION,  
INC, A COOPERATIVE AS

SET FORTH IN THE COOP-  
ERATIVE DOCUMENTS AND  
THE EXHIBITS ANNEXED  
THERE TO AND FORMING A  
PART THEREOF, RECORDED  
IN O.R. BOOK 2376, PAGE  
2998, AS AMENDED, PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.  
Commonly known as: 5558 Palm  
Beach Blvd., #43, Fort Myers, FL  
33905

In an online sale at www.lee.real  
foreclose.com, in accordance with  
Chapter 45, Florida Statutes, beginning  
at 09:00 AM on April 9, 2026.  
A copy of this notice shall be pub-  
lished in the Business Observer.

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.  
DATED this day 02/26/2026

Kevin C. Karnes  
(SEAL) By: N Wright-Angad  
Kevin C. Karnes, Clerk of Court  
Leland Wilson, Esq. -  
leland@associationlegalservices.com  
bilma@associationlegalservices.com  
12600 World Plaza Lane, #63,  
Fort Myers, FL 33907  
March 6, 13, 2026 26-00822L

## 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-006613  
CASA YBEL BEACH AND  
RACQUET CLUB CONDOMINIUM  
ASSOCIATION, INC., a Florida  
non-profit corporation,  
Plaintiff, vs.  
HELEN J. STANDISH,  
INDIVIDUALLY AND AS TRUSTEE  
OF THE THEODORE C. AND  
HELEN J. STANDISH TRUST,  
DATED FEBRUARY 10, 1987,  
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. 31, 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 Condominium  
thereof recorded in Official  
Records Book 1354, Page 1039,  
in the Public Records of Lee  
County, Florida.

A/K/A UNIT 146F, WEEK 31  
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 Clerk  
Michael J. Belle, Esquire  
Attorney for Plaintiff  
service@michaelbelle.com  
50154 / 13-29263  
March 6, 13, 2026 26-00870L

## SECOND INSERTION

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

CASE 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 33908  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.

THE COURT, IN ITS DISCRETION,  
MAY ENLARGE THE TIME OF THE  
SALE. NOTICE OF THE CHANGED  
TIME OF SALE SHALL BE PUB-  
LISHED AS PROVIDED HEREIN.  
DATED this 02/25/2026

Kevin C. Karnes  
Clerk of Circuit Court  
(SEAL) BY: T Mann  
Deputy Clerk  
March 6, 13, 2026 26-00824L

## 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. 2025-CA-006077  
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 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 UNKNOWN

YOU 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 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  
25-13442FL  
March 6, 13, 2026 26-00862L

## SECOND 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-11212  
RICHARD 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 this

Court either before service on Plain-  
tiff's attorney or immediately thereaf-  
ter; otherwise a default will be entered  
against you for the relief demanded in  
the complaint.

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

## SECOND 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,  
FLORIDA  
CIVIL ACTION  
Case No. 25-CA-2702  
TRYON STREET ACQUISITION  
TRUST I,  
Plaintiff, v.  
SUMMER INVESTMENT 1 LLC,  
et al.,  
Defendant

Notice 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 ACQUIS-  
ITION 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  
33993

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

Dated this 25th day of February  
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

## 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-001421  
IN RE: The Marriage of  
Andrew Scott Taylor  
Petitioner  
and  
Christian Bethany Taylor  
Respondent  
TO: Christian Bethany Taylor  
5809 Gunnison Turn Road, Austin,  
Texas 78738

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 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. 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 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

## SECOND 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: 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 IN

OFFICIAL RECORDS IN-  
STRUMENT NUMBER  
2021000148212, OF THE PUB-  
LIC RECORDS OF LEE COUN-  
TY, FLORIDA.

Property Address: 11436 Canopy  
Loop, Fort Myers, FL 33913  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED

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@QPWBLAW.COM  
Matter No.: FL-008881-25  
March 6, 13, 2026 26-00829L

## 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-006614  
CASA YBEL BEACH AND  
RACQUET CLUB CONDOMINIUM  
ASSOCIATION, INC., a Florida  
non-profit corporation,  
Plaintiff, vs.

HELEN J. STANDISH,  
INDIVIDUALLY AND AS TRUSTEE  
OF THE THEODORE C. AND  
HELEN J. STANDISH TRUST,  
DATED FEBRUARY 10, 1987,  
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 Condominium  
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 Clerk

Michael J. Belle, Esquire  
Attorney for Plaintiff  
service@michaelbelle.com  
50153 / 13-29262  
March 6, 13, 2026 26-00871L

SAVE



TIME

Email your Legal Notice

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

--- ESTATES / ACTIONS ---

SECOND 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@sitkcalaw.com  
March 6, 13, 2026 26-00883L

SECOND 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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND 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

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-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**

**CALL 941-906-9386**  
and select the appropriate County name from the menu option  
or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

## --- ACTIONS ---

## SECOND INSERTION

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

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION**CASE NO.: 25-CA-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 33922YOU 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

## 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-005886****Truist 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

## SECOND INSERTION

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

## SECOND 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. MCHUGH****NEIL 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,  
FLORIDA**Case No.: 26-CA-000056**  
**LAKEVIEW LOAN SERVICING,**  
**LLC****Plaintiff, vs.**  
**SANDY LUIS RODRIGUEZ, ET AL****Defendant(s).**  
To the following Defendant(s):  
SANDY LUIS RODRIGUEZ  
Last Known Address  
616 MAPLE AVE N  
LEHIGH ACRES, FL 33972  
NICOLE RODRIGUEZ  
Last Known Address  
616 MAPLE AVE N  
LEHIGH ACRES, FL 33972  
YOU ARE NOTIFIED that an actionfor 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 33972  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it, on Marinosci  
Law Group, P.C., Attorney for Plaintiff,  
whose address is 100 W. Cypress Creek  
Road, Suite 1045, Fort Lauderdale,

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA**CASE 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 Donald Jones, Deceased; Darrick**  
**Wallace; 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 PAR-  
TIES 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 easement  
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

## SECOND 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](mailto:legal@businessobserverfl.com) • Deadline Wednesday at noon • Friday Publication

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

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

LV20906\_V95

--- ACTIONS / SALES ---

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-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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND INSERTION

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

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-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

SECOND INSERTION

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

**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.

## --- ACTIONS ---

## THIRD INSERTION

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

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

**CASE NO: 25-DR-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

## THIRD INSERTION

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

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

**CASE NO: 26-DR-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

## THIRD INSERTION

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

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

**CASE NO: 25-DR-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

## THIRD INSERTION

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

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

**CASE NO: 25-DR-008026**

**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

## THIRD 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

## THIRD INSERTION

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

**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-L4-12072.0180 ("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 an 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

## FOURTH 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

## THIRD INSERTION

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

**Case No. 25-CA-5334**

**VVV INVESTMENTS, LLC, A Florida For Profit Limited Liability Corporation Plaintiff, vs.**

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

To: Winston L. Ferguson and Phillip A. Jarvis 11551 SW 112th Ave, Miami, FL 33176

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

The action was instituted in the Twentieth Judicial Circuit Court, Lee County, Florida, and is styled VVV INVESTMENTS, LLC, a Florida For Profit

Limited Liability Corporation, vs. Winston L. Ferguson, Phillip A. Jarvis, Day One Star LLC, and Personal Unknown, Claiming any Legal or Equitable Right, Title, Estate Lien Or Interest in the Property Described in the Complaint Adverse to Plaintiff Title, Or Any Cloud upon Plaintiff Title Thereto.

You are required to serve a copy of your written defenses, if any, to the action on Neil Morales, Esq., Plaintiff's attorney, whose address is 2272 Airport Road South, Suite 209, Naples, FL 34112, on or before March 30, 2026 and file the original with the clerk of this court either before service on Neil Morales, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 02/18/2026

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

Neil Morales, Esq.,  
Plaintiff's attorney,  
2272 Airport Road South, Suite 209,  
Naples, FL 34112  
Feb. 27; Mar. 6, 13, 20, 2026  
26-00722L

## FOURTH INSERTION

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

**Case No. 25-CA-005635**

**VVV INVESTMENTS, LLC, A Florida For Profit Limited Liability Corporation Plaintiff, vs.**

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

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

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

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

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

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

DATED: 02/13/2026

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

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

## THIRD 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