Public Notices

Business Observer

PAGES 17-56

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 31 - AUGUST 6, 2026

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

LAGUNA LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Laguna Lakes Community Development District will hold a Public Hearing and a regular meeting on August 19, 2026 at 4:30 p.m. at the Laguna Lakes Clubhouse, 15300 Lakes of Laguna Blvd., Fort Myers, FL 33908.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager, via email at mrainwater@cddmanagement.com..

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website www.lagunalakescdd.com at least two days before the Budget Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Public Hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

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

Mandie Rainwater
District Manager
July 31; August 7, 2026 26-02940L

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 Regal Gulf Coast located at 10028 Gulf Center Dr. in the City of Fort Myers, Lee, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of July, 2026
Regal Cinemas II LLC
July 31, 2026 26-02950L

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 XTREME Electric located at 12960 Commerce Lakes Dr. Suite 17 in the City of Fort Myers, Lee, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of July, 2026
Chase Goff
July 31, 2026 26-02949L

FIRST INSERTION

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Stoneybrook Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 25, 2026
TIME: 6:00 PM.
LOCATION: Stoneybrook Community Center
11800 Stoneybrook Golf Drive
Estero, Florida 33928

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or on the District's website at http://www.stoneybrookesterocdd.com/.

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

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

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

District Manager
July 31; August 7, 2026 26-03042L

FIRST INSERTION

MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Moody River Estates Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: 08/20/2026
TIME: 1:00 PM.
LOCATION: Clubhouse at Moody River Estates
3050 Moody River Boulevard
North Fort Myers, Florida 33903

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Mandie Rainwater, Premier District Management, 3820 Colonial Blvd, Ste 101, Fort Myers, FL 33966, Phone: (239) 690-7100 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://moodyrivercdd.net.

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

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

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

Mandie Rainwater
District Manager
July 31, 2026 26-02942L

FIRST INSERTION

Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on August 20, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

FACILITY 79
4340 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
Zachary Johnson	6113	377.8
Janita Eady	7051	219.9
DINO DUMORNISSE	7050	399.9

FACILITY 71
4457 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
BeYonce Scott	2082	257.8
Trevor FLETCHER	4054	305.80
Antonio Payne	1047	694.85
Jessica Barager	1094	3199
Kierra Bailey	2085	257.8
Nilda Herrera	2043	567.3

FACILITY 25
16901 N. Cleveland Ave
N. Fort Myers, FL 33903

NAME	UNIT	BALANCE
DAYNA Thompson	1198	399.9
WOODY BEMBRY	1213-15	856.7
ERIC BUSH	1001	589.9
francisce correa	1246	227.8
A PLUS EXECUTIVE PROTECTION CORP	1243	1203.6
brendon bodensky	2061	419.9

July 31; August 7, 2026 26-03034L

FIRST INSERTION

Notice of Public Sale

Self Storage unit contents will be sold by Self Storage Plus to satisfy a lien for rental on August 12th, 2026 at approximately 1PM at www.storagetreasures.com for the following location: 17701 Summerlin Road, Fort Myers, FL 33908. The contents of approximately 2 units will be sold containing household goods, furniture, electronics, tools, etc.

Self Storage Plus – SummerlinRD
17701 Summerlin Road
Fort Myers, Fl 33908

The bidding will close on the website Storage Treasures.com and a high bidder will be selected on 08/12/2026 at 1PM.

Occupant Name	Unit Number	Description of Property
Ernest Alexander	3100	Household Items
Holly Schrader	6104	Boxes, Household Items

July 31; August 7, 2026 26-02944L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that CASSANDRA SANABRIA, OWNER, desiring to engage in business under the fictitious name of HOUSE OF CASS located at 2008 NW 27TH TERRACE, CAPE CORAL, FLORIDA 33993 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.

July 31, 2026 26-03028L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that INLOOP VR, INC, OWNER, desiring to engage in business under the fictitious name of INLOOP HEALTH located at 20079 HARTFORD BLVD, ESTERO, FLORIDA 33928 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.

July 31, 2026 26-02948L

FIRST INSERTION

NOTICE OF BOARD MEETING
LUCAYA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lucaya Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **August 12, 2026, at 9:30 AM** at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908.

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

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

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

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

Amanda Ferguson, District Manager
Governmental Management Services – Tampa, LLC
July 31, 2026 26-02941L

FIRST INSERTION

Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on August 21, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction will be held online at, Storagetreasures.com/auctions

FACILITY 77
11401 S. Cleveland Ave
Fort Myers, FL 33907

NAME	UNIT	BALANCE
CHAD WOLTER	A21	329.9
MARIE FRANCISCO	A30	329.9

July 31; August 7, 2026 26-03044L

FIRST INSERTION

NOTICE OF SPECIAL MEETING
HERITAGE PALMS COMMUNITY DEVELOPMENT DISTRICT

A Special Meeting of the Board of Supervisors (Board) of the Heritage Palms Community Development District (CDD) will take place on Tuesday, August 11, 2026 at 9:00 AM at Heritage Palms Golf and Country Club Fitness Center, 10435 Washingtonia Palm Way, Fort Myers, Florida, 33966. The purpose of this special meeting is to conduct a regular meeting in lieu of a meeting which had been scheduled for July 27, 2026 at 8:00 AM and was canceled due to lack of quorum.

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

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

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

Mandie Rainwater
District Manager
July 31, 2026 26-03055L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr. Bonita Springs, FL 34135. August 18, 2026 at 11:45 AM.

Refinery Number One LLC-
Boxes, Towels

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Jul. 31; Aug. 7, 2026 26-02947L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date August 21st, 2026 @ 10:00 AM at each individual repair facility. 42156 2021 Chevrolet VIN#: 1GCPWCED2MZ162580 Repair Facility: Lou's Total Car Care Inc 4531 S Cleveland Ave Fort Myers 239-278-1682 Lien Amt $19,532.12

July 31, 2026 26-02943L

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Brightwater Community Development District

The Board of Supervisors (the "**Board**") of the Brightwater Community Development District (the "**District**") will hold a public hearing and a meeting Tuesday, August 25, 2026, at 2:00 p.m. at the Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.brightwatercdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product 1	Units	ERU	Total ERU	% ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	190	0.70	133.00	25.41%	$299.91	$56,983.54	$319.06	$60,620.79
35'	32	0.70	22.40	4.28%	$1,781.78	$57,017.11	$1,895.52	$60,656.50
50'	332	1.00	332.00	63.43%	$428.45	$142,244.62	$455.80	$151,324.07
50'	36	1.00	36.00	6.88%	$2,545.41	$91,634.64	$2,707.88	$97,483.66
Total	**590**		**523.40**	**100.00%**		**$347,879.90**		**$370,085.00**

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

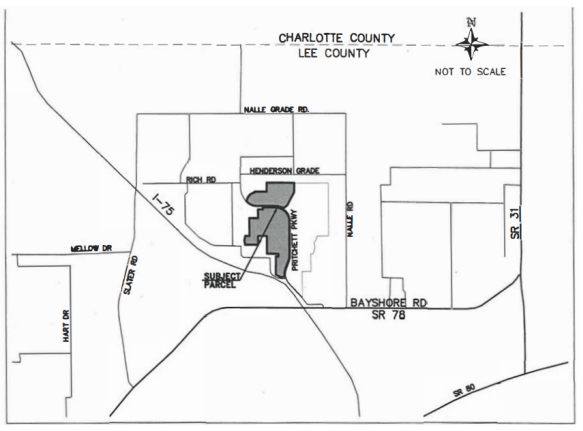
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Audette Bruce
District Manager



July 31, 2026 26-02963L

FIRST INSERTION

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT & BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF JOINT PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 JOINT BUDGET; NOTICE OF JOINT PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF JOINT REGULAR BOARD OF SUPERVISORS' MEETING

Upcoming Public Hearings, and Joint Regular Meeting

The Boards of Supervisors (**"Boards"**) for the Bayside Improvement Community Development District and Bay Creek Community Development District (**"Districts"**) will hold the following two (2) joint public hearings and a joint regular meeting:

DATE: August 24, 2026
TIME: 2:00 PM
LOCATION: Pelican Landing Community Association
24501 Walden Center Drive
Bonita Springs, Florida 34134

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the Districts' proposed joint budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the Districts, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Boards will, by resolutions, adopt a joint budget and levy O&M Assessments as finally approved by the Boards. A regular Joint Board meeting of the Districts will also be held where the Boards may consider any other business of the Districts that may properly come before the Boards.

Description of Assessments

The Districts impose O&M Assessments on benefitted property within the Districts for the purpose of funding the Districts general administrative, operations, and maintenance budgets Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The tables below show the schedules of the proposed O&M Assessments for the respective Districts, which are subject to change at the hearing:

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT

O&M General Fund 101 Assessments

Assessment Class	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment[1]
Common & Administration	102.57	0.3898	$447.28
Full Assessment	3,139.17	1.00	$772.94

[1] *Annual O&M Assessment includes Lee County collection costs and early payment discounts.*

BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

O&M General Fund 101 Assessments

Assessment Class	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment[1]
Full Assessment	828.54	1.00	$732.06

[1] *Annual O&M Assessment includes Lee County collection costs and early payment discounts.*

The proposed O&M Assessments, as stated, include collection costs and/or early payment discounts, which Lee County (**"County"**) may impose on assessments that are collected by the Lee County Tax Collector on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any other assessments previously levied by the Districts and due to be collected for Fiscal Year 2026/2027.

For Fiscal Year 2026/2027. the Districts intend to have the Lee County Tax Collector collect the O&M Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The Districts decision to collect O&M Assessments on the tax roll or by direct billing does not preclude the Districts from later electing to collect O&M Assessments or other assessments in a different manner at a future time.

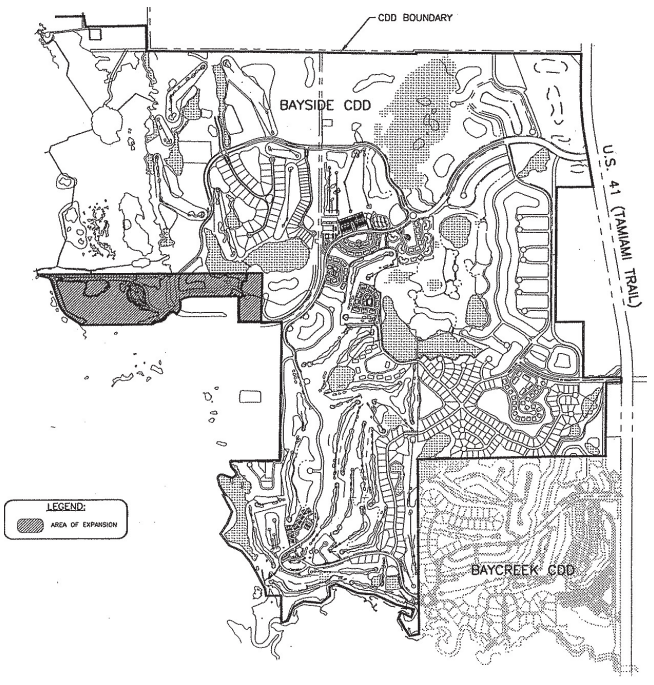
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or on the Districts' website, http://pelicanlandingcdds.net/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone or other means of telecommunication.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Boards with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 31, 2026 26-03047L

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 Mucky Dog Septic & Plumbing, located at 6024 timberwood cir, in the County of Lee, in the City of Fort Myers, Florida 33908, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.Dated at Fort Myers, Florida, this 23rd day of July, 2026.
Mucky Dog Services, LLC
July 31, 2026 26-03046L

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 Hat Day Shop located at 6900 Daniels PKWY Ste 29 PMB#318 in the City of Fort Myers, Lee, FL 33966 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of July, 2026
Sew Good Embroidery LLC
Justin Moss
July 31, 2026 26-03036L

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 Katana Beauty located at 4503 SW 23rd Ave 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 3rd day of July, 2026
Michelle Kueppers
July 31, 2026 26-02951L

FIRST INSERTION

NOTICE OF SUSPENSION

To: VANELSON FAUSSETTE
Case: CD202605583/D 3448646

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

Jul. 31; Aug. 7, 14, 21, 2026
26-02962L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Salty Press Co, located at 1113 Cleveland Ave, in the City of Lehigh Acres, County of Lee, State of FL, 33972, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 day of July, 2026.
Jennifer J. Spradling
1113 Cleveland Ave
Lehigh Acres, FL 33972
July 31, 2026 26-03045L

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 Network in Action of SWFL located at 4300 Ford St. Ext. #100 B in the City of Fort Myers, Lee, FL 33916 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of July, 2026
PCR Group, LLC
Martin Pahnke
July 31, 2026 26-03056L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Lee Health System, Inc., 8380 Riverwalk Park Blvd, Ste 100, Fort Myers, FL 33919, is desiring to engage in business under the fictitious name of LPG Pulmonology at Riverwalk, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

July 31, 2026 26-03027L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **24355 Production Circle, Bonita Springs, FL 34135 August 20th, 2026, at 11:00am.**

Willian ARGUETA Vasquez
Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

Jul. 31; Aug. 7, 2026 26-02945L

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

FIRST INSERTION

COLONIAL COUNTRY CLUB COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the **"Board"**) of the Colonial Country Club Community Development District (the **"District"**) will hold two (2) public hearings and a meeting on Monday, August 24, 2026, commencing at 1:00 p.m., in the Colonial Country Club Community Center Media Room at 9181 Independence Way, Fort Myers, Florida 33966.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2026-2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operation and maintenance special assessments (**"Operation and Maintenance Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026-2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the annually recurring Operation and Maintenance Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy the Operation and Maintenance Assessments as finally approved by the Board and certify an assessment roll. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes Operation and Maintenance Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operation, and maintenance budget. A description of the services to be funded by the Operation and Maintenance Assessments, and the properties to be benefited by the Operation and Maintenance Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property subject to the proposed Operation and Maintenance Assessments is identified in the map attached hereto.

Operation and Maintenance Assessments are levied on an Equivalent Residential Unit ("ERU") basis. Each Unit Type within the District has been assigned a specific ERU for O&M Assessment purposes based upon the benefits received by such Unit Type pursuant to the District's adopted Operation and Maintenance Assessment methodology. Such Operation and Maintenance Assessment methodology further sets forth the number of ERUs assigned to each parcel in the District.

Description of Assessment Methodology Allocations:

The following Table 1 shows the current fiscal year's allocation of Operation and Maintenance Assessments per ERU and Unit Type, and the proposed Operation and Maintenance Assessments for Fiscal Year 2026-2027 per ERU and Unit Type.

Table 1: District Proposed Operation and Maintenance per ERU per Unit Type

Unit Number / Unit Type	ERU per Unit	Current (Fiscal Year 2025-2026) Operation and Maintenance Assessment Per ERU	Proposed Operation and Maintenance Assessment for Fiscal Year 2026 2027 per ERU
106B / Non-Golf 34' Villa * / Hidden Cove	1	$269.27	$350.00
116 / Golf Detached Villa * / Shadow Glen	1	$269.27	$350.00
120 / Carriage/Townhome / Whispering Palms	1	$249.00	$330.00
120 / Non-Golf Twin Villa / Whispering Palms A	1	$249.00	$330.00
120 / Non-Golf Twin Villa / Whispering Palms B	1	$249.00	$330.00
103 / Non-Golf Garden Condo / Garden Lakes	1	$269.27	$350.00
104 / Non-Golf Garden Condo / Garden Lakes	1	$269.27	$350.00
108B / Non-Golf Garden Condo / The Preserve	1	$269.27	$350.00
100 / Non-Golf Carriage / Mill Creek	1	$269.27	$350.00
101 / Non-Golf Carriage / Mill Creek	1	$269.27	$350.00
102 / Non-Golf Carriage / Mill Creek	1	$269.27	$350.00
108A / Non-Golf Carriage / Mill Run	1	$269.27	$350.00
105 / Non-Golf Twin Villa / Sabal Pointe	1	$269.27	$350.00
106A / Non-Golf Twin Villa / Cypress Cove	1	$269.27	$350.00
106B / Non-Golf 34' Villa / Hidden Cove	1	$269.27	$350.00
107A / Non-Golf Twin Villa / Cypress Reserve	1	$269.27	$350.00
109/110 / Golf Carriage / Jasmine Pointe	1	$269.27	$350.00
112 / Golf Twin Villa / Majestic Pointe	1	$269.27	$350.00
111 / Golf 34' Villa / Oakhurst	1	$269.27	$350.00
107B / Golf 34' Villa / Oak Run	1	$269.27	$350.00
113 / Golf Detached Villa / Willow Bend	1	$269.27	$350.00
114 / Golf Detached Villa / Willow Bend	1	$269.27	$350.00
115 / Golf Detached Villa / Shadow Bend	1	$269.27	$350.00
116 / Golf Detached Villa / Shadow Glen	1	$269.27	$350.00
117 / 65' SFD / The Links	1	$269.27	$350.00
118 / 65' SFD / Featherbrook	1	$269.27	$350.00
119 / 65' SFD / Featherbrook	1	$269.27	$350.00

The following Table 2 shows the total Operation and Maintenance Assessments to be collected for each Unit Type and the total Operation and Maintenance Assessments collections anticipated for the District for the Fiscal Year 2026-2027.

Table 2. District Operation and Maintenance per ERU per Unit Type

Unit Number / Unit Type	Total ERUs	$/ERU	TOTAL
106B / Non-Golf 34' Villa * / Hidden Cove	1	$350.00	$350.00
116 / Golf Detached Villa * / Shadow Glen	1	$350.00	$350.00
120 / Carriage/Townhome / Whispering Palms	46	$330.00	$15,180.00
120 / Non-Golf Twin Villa / Whispering Palms A	23	$330.00	$7,590.00
120 / Non-Golf Twin Villa / Whispering Palms B	11	$330.00	$3,630.00
103 / Non-Golf Garden Condo / Garden Lakes	140	$350.00	$49,000.00
104 / Non-Golf Garden Condo / Garden Lakes	110	$350.00	$38,500.00
108B / Non-Golf Garden Condo / The Preserve	150	$350.00	$52,500.00
100 / Non-Golf Carriage / Mill Creek	104	$350.00	$36,400.00
101 / Non-Golf Carriage / Mill Creek	64	$350.00	$22,400.00
102 / Non-Golf Carriage / Mill Creek	72	$350.00	$25,200.00
108A / Non-Golf Carriage / Mill Run	128	$350.00	$44,800.00
105 / Non-Golf Twin Villa / Sabal Pointe	78	$350.00	$27,300.00
106A / Non-Golf Twin Villa / Cypress Cove	62	$350.00	$21,700.00
106B / Non-Golf 34' Villa / Hidden Cove	59	$350.00	$20,650.00
107A / Non-Golf Twin Villa / Cypress Reserve	20	$350.00	$7,000.00
109/110 / Golf Carriage / Jasmine Pointe	168	$350.00	$58,800.00
112 / Golf Twin Villa / Majestic Pointe	56	$350.00	$19,600.00
111 / Golf 34' Villa / Oakhurst	68	$350.00	$23,800.00
107B / Golf 34' Villa / Oak Run	17	$350.00	$5,950.00
113 / Golf Detached Villa / Willow Bend	73	$350.00	$25,550.00
114 / Golf Detached Villa / Willow Bend	49	$350.00	$17,150.00
115 / Golf Detached Villa / Shadow Bend	70	$350.00	$24,500.00
116 / Golf Detached Villa / Shadow Glen	65	$350.00	$22,750.00
117 / 65' SFD / The Links	40	$350.00	$14,000.00
118 / 65' SFD / Featherbrook	15	$350.00	$5,250.00
119 / 65' SFD / Featherbrook	89	$350.00	$31,150.00
OVERALL TOTAL:	1,779		$621,050.00

The total amount of Operation and Maintenance Assessments to be collected as stated includes collection costs and/or early payment discounts, which Lee County (**"County"**) may impose on assessments that are collected on the County real property tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for Operation and Maintenance Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the Operation and Maintenance Assessments do not include any Bond debt service assessments previously levied by the District for bonds issued by the District and due to be collected for Fiscal Year 2026-2027.

For Fiscal Year 2026-2027, the District intends to have the Lee County Tax Collector collect the assessments imposed on all benefitted properties. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

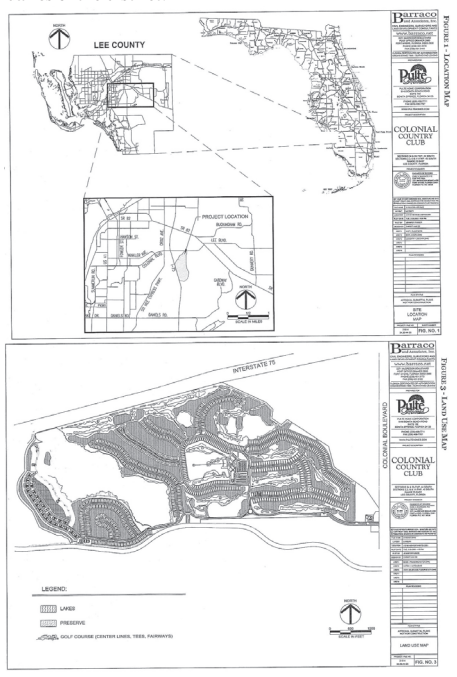
Additional Provisions:

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Premier District Management, 3820 Colonial Boulevard, Suite 101, Fort Myers, FL 33966, Ph: (239) 690-7100, email: mrainwater@cddmanagement.com (**"District Manager's Office"**) during normal business hours or by visiting the District's website at colonialcdd.com. Additionally, interested parties may refer to the District's website for the latest District information. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Map showing the boundaries of the district:



Mandie Rainwater
District Manager

Run Dates: July 31, 2026 and August 7, 2026

Mandie Rainwater
District Manager
July 31; August 7, 2026 26-02965L

--- PUBLIC SALES ---

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 TAKEN TODAY located at 5241 Blue Crab Circle, Apt D4 in Bokeelia, Lee County, Florida 33922 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of July, 2026
Roda Works LLC
Isaac Roda, Authorized Member
July 31, 2026 26-03035L

FIRST INSERTION

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

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

CASE NO: 26-DR-005189

IN RE: The Marriage of
Ingrid Avila Hernandez
Petitioner and
Arsenio Filomeno Estrada
Respondent

TO: Arsenio Filomeno Estrada
1110 Seminole Drive,
Kissimmee, Florida 34744-2567

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 Ingrid Avila Hernandez whose address is 813 Pines, Orlando, Florida 32821 on or before date 09/01/2026, 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: 07/23/2026

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

July 31; Aug. 7, 14, 21, 2026
26-03020L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135

-Auction: August 18, 2026 at 12:30 Pm

1. Cynthia De Los Reyes
*Household Goods
2. Zhane Nash
*Household Goods
3. Zachary Tressler
*Household Goods
4. Zachary Tressler
*Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property

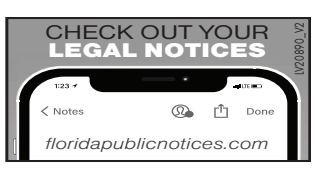
Jul. 31; Aug. 7, 2026 26-03043L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 8/20/26 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Karen Walter; Christina Swafford; Josh Ruane. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Jul. 31; Aug. 7, 2026 26-02946L



--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2026000308

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01573 Year of Issuance 2024 Description of Property LOTS 41 AND 42, BLOCK 2998, UNIT 43, CAPE CORAL SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 48 THROUGH 57, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-43-23-C3-02998.0410

Names in which assessed: GENERAL ASSETS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02966L

FIRST INSERTION

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

Tax Deed #:2026000329

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-19286 Year of Issuance 2024 Description of Property LOT 20, BLOCK 10, UNIT 3, LEHIGH ACRES, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-03-00010.0200

Names in which assessed: EDGAR ONA

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02968L

FIRST INSERTION

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

Tax Deed #:2026000310

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16217 Year of Issuance 2024 Description of Property LOT 5, BLOCK 106, UNIT 12, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-L3-12106.0050

Names in which assessed: SUN HOME BUILDERS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02970L

FIRST INSERTION

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

Tax Deed #:2026000309

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16218 Year of Issuance 2024 Description of Property LOT 6, BLOCK 106, UNIT 12, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-L3-12106.0060

Names in which assessed: SUN HOME BUILDERS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02971L

FIRST INSERTION

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

Tax Deed #:2026000325

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-15898 Year of Issuance 2024 Description of Property LOT 2, BLOCK 77, UNIT 7, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 93, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 01-45-26-07-00077.0020

Names in which assessed: FINKEL YEHUDA

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02977L

FIRST INSERTION

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

Tax Deed #:2026000306

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00312 Year of Issuance 2024 Description of Property LOTS 29 AND 30, BLOCK 5410, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C4-05410.0290

Names in which assessed: SIZE SIX CONSULTING LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02979L

FIRST INSERTION

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

Tax Deed #:2026000296

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02659 Year of Issuance 2024 Description of Property LOTS 9, 10 AND 11, BLOCK 2903, CAPE CORAL UNIT 41, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 2 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-23-C2-02903.0090

Names in which assessed: OSCAR JUNIOR CARRERA GONZALES, SUSANA KARINA CARRERA GONZALES

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02969L

FIRST INSERTION

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

Tax Deed #:2026000335

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-15663 Year of Issuance 2024 Description of Property LOT 5, BLOCK 111, OF LEHIGH ACRES, UNIT 12, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, AT PAGE 91, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 35-44-26-12-00111.0050

Names in which assessed: CURTIS MARTIN, NIURY MARTIN

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02978L

FIRST INSERTION

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

Tax Deed #:2026000272

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02258 Year of Issuance 2024 Description of Property LOTS 10 AND 11, BLOCK 2721, CAPE CORAL, UNIT 39, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C4-02721.0100

Names in which assessed: CABISA CONSTRUCTION INC, GABISA CONSTRUCTION INC

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02984L

FIRST INSERTION

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

Tax Deed #:2026000316

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16488 Year of Issuance 2024 Description of Property LOT 4, IN BLOCK 55, UNIT 4, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 96, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-26-04-00055.0040

Names in which assessed: CHARLTON LEWIS, PATRICIA LEWIS

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02985L

FIRST INSERTION

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

Tax Deed #:2026000294

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16031 Year of Issuance 2024 Description of Property LOT 10, BLOCK 60, UNIT 7, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 94 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-26-07-00060.0100

Names in which assessed: ZAFIRO DEVELOPMENTS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02991L

FIRST INSERTION

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

Tax Deed #:2026000357

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01346 Year of Issuance 2024 Description of Property LOTS 19 AND 20, BLOCK 2313, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112 TO 130, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C2-02313.0190

Names in which assessed: ANA LUISA SANTIAGO, JOSE RAMON QUIRICO

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02992L

FIRST INSERTION

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

Tax Deed #:2026000269

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00220 Year of Issuance 2024 Description of Property LOT(S) 31-32, BLOCK 5435, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24 AT PAGE(S) 12-29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-22-C1-05435.0310

Names in which assessed: Luis Gonzalez, Rosa E Martinez, Rosa Martinez

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03001L

FIRST INSERTION

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

Tax Deed #:2026000328

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-19274 Year of Issuance 2024 Description of Property LOT 7, BLOCK 7, UNIT 2, LEHIGH ACRES, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, 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 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-02-00007.0070

Names in which assessed: TOKTAM ALIZADEH

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02967L

FIRST INSERTION

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

Tax Deed #:2026000330

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-19328 Year of Issuance 2024 Description of Property LOT 18, BLOCK 34, UNIT 7, LEHIGH ACRES, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-07-00034.0180

Names in which assessed: GERALD D ADAMS, WSP HOLDINGS OF SW, "INC', WSP HOLDINGS OF SW, INC

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02976L

FIRST INSERTION

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

Tax Deed #:2026000327

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-19247 Year of Issuance 2024 Description of Property LOT 19, BLOCK 48, UNIT 12, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-27-12-00048.0190

Names in which assessed: SF0.9 LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02990L

FIRST INSERTION

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

Tax Deed #:2026000350

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16225 Year of Issuance 2024 Description of Property LOTS 8 AND 9, BLOCK 9, UNIT 2, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 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 100 , PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 04-45-26-01-00009.0080

Names in which assessed: NELLY LEROY

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03008L

FIRST INSERTION

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

Tax Deed #:2026000320

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-19221 Year of Issuance 2024 Description of Property LOT 3, BLOCK 42, UNIT 11, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 14 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-27-11-00042.0030

Names in which assessed: MERL DUNCAN, WANEKA GIFFORD, WANEKA LATOYA GIFFORD, WANEKA MCFARLANE

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03002L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2026000319

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16613 Year of Issuance 2024 Description of Property LOT 2, BLOCK 89, UNIT 10, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 97 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-26-10-00089.0020

Names in which assessed: CAN QIANG MAI

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02981L

FIRST INSERTION

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

Tax Deed #:2026000346

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-23979 Year of Issuance 2024 Description of Property LOT 25, BLOCK 3, UNIT 1, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 71, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-L1-01003.0250

Names in which assessed: SAUVEUR J PIERRE

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02983L

FIRST INSERTION

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

Tax Deed #:2026000317

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16772 Year of Issuance 2024 Description of Property LOT 6, BLOCK 5, UNIT 1, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 99, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-45-26-01-00005.0060

Names in which assessed: RYAN T MCBRIDE

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02986L

FIRST INSERTION

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

Tax Deed #:2026000280

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01518 Year of Issuance 2024 Description of Property LOTS 13,14 AND 15, BLOCK 2762, CAPE CORAL UNIT 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-23-C3-02762.0130

Names in which assessed: MURGA & SONS LLC, MURGA & SONS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02988L

FIRST INSERTION

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

Tax Deed #:2026000331

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16785 Year of Issuance 2024 Description of Property LOT 9, BLOCK 18, UNIT 2, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-45-26-02-00018.0090

Names in which assessed: D E R INVESTMENTS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02996L

FIRST INSERTION

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

Tax Deed #:2026000307

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00417 Year of Issuance 2024 Description of Property LOTS 5 AND 6, BLOCK 5178, CAPE CORAL UNIT 83, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 41 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-22-C3-05178.0050

Names in which assessed: CAPE CORAL LAND 2022 LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02998L

FIRST INSERTION

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

Tax Deed #:2026000305

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-19321 Year of Issuance 2024 Description of Property LOT 14, BLOCK 15, LEHIGH ACRES, UNIT 6, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-06-00015.0140

Names in which assessed: EDISLAY CANDANO, HANSER GONZALEZ

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02993L

FIRST INSERTION

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

Tax Deed #:2026000333

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01563 Year of Issuance 2024 Description of Property LOTS 32 AND 33, BLOCK 2991, CAPE CORAL UNIT 43, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, AT PAGES 48 THROUGH 57, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-43-23-C3-02991.0320

Names in which assessed: INFINITY LOGISTICS SERVICES LL, INFINITY LOGISTICS SERVICES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02995L

FIRST INSERTION

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

Tax Deed #:2026000324

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01612 Year of Issuance 2024 Description of Property LOTS 1 AND 2, BLOCK 5103, CAPE CORAL UNIT 80, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGES 140 THROUGH 159, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-43-23-C1-05103.0010

Names in which assessed: BETTR HOMES CONSTRUCTION LLC, BETTR HOMES CONSTRUCTION, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02997L

FIRST INSERTION

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

Tax Deed #:2026000334

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01650 Year of Issuance 2024 Description of Property LOTS 45 AND 46, BLOCK 5120, CAPE CORAL UNIT 80, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE(S) 140 THROUGH 159, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 28-43-23-C2-05120.0450

Names in which assessed: BETTR HOMES CONSTRUCTION LLC, BETTR HOMES CONSTRUCTION, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02999L

FIRST INSERTION

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

Tax Deed #:2026000343

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-23853 Year of Issuance 2024 Description of Property LOT 2, BLOCK 95, UNIT 14, LEHIGH ACRES, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 67, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-14-00095.0020

Names in which assessed: LIDIA AKBAR

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03000L

FIRST INSERTION

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

Tax Deed #:2026000292

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02566 Year of Issuance 2024 Description of Property LOTS 33 AND 34, BLOCK 2671, UNIT 38, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C3-02671.0330

Names in which assessed: CAPE CORAL LAND 2022 LLC, CAPE CORAL LAND 2022, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03004L

FIRST INSERTION

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

Tax Deed #:2026000341

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16493 Year of Issuance 2024 Description of Property LOT 10, BLOCK 58, UNIT 4, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 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 96, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-26-04-00058.0100

Names in which assessed: ARLENE STAGGS, BILL D STAGGS

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02972L

FIRST INSERTION

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

Tax Deed #:2026000337

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-15924 Year of Issuance 2024 Description of Property LOT 13, BLOCK 118, UNIT 11, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT OR MAP THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 93, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 01-45-26-11-00118.0130

Names in which assessed: ANTHONY A STRIGENZ, ANTON A STRIGENZ

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02973L

FIRST INSERTION

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

Tax Deed #:2026000322

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-19275 Year of Issuance 2024 Description of Property LOT 11, BLOCK 7, UNIT 2 SECTION 13, TOWNSHIP 44 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 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-02-00007.0110

Names in which assessed: EVETT THOMAS, KEITH THOMAS JR

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02974L

FIRST INSERTION

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

Tax Deed #:2026000352

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-23900 Year of Issuance 2024 Description of Property LOT 9, BLOCK 9, UNIT 2, SECTION 21, 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 18, PAGE 55, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-L2-02009.0090

Names in which assessed: A VANDENBROECK, A. VANDENBROECK

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02980L

FIRST INSERTION

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

Tax Deed #:2026000353

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-23901 Year of Issuance 2024 Description of Property LOT 10, BLOCK 9, UNIT 2, SECTION 21, 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 18, PAGE 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-L2-02009.0100

Names in which assessed: ALFONS VAN DEN BROECK, ALFONS VANDENBROECK

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02982L

FIRST INSERTION

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

Tax Deed #:2026000348

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-15990 Year of Issuance 2024 Description of Property LOT 11, BLOCK 30, UNIT 4, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 178. PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 02-45-26-04-00030.0110

Names in which assessed: NETTIE K ROTH

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02989L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2026000347

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-15838 Year of Issuance 2024 Description of Property LOT 13, BLOCK 20, UNIT 2, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 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 93, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 01-45-26-02-00020.0130

Names in which assessed:
BEVERLY D ROETHLEIN, C J ROETHLEIN, CHARLES J ROETHLEIN, ESTATE OF BEVERLY D. ROETHLEIN, ESTATE OF BEVERLY DIANE ROETHLEIN

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02987L

FIRST INSERTION

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

Tax Deed #:2026000326

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02582 Year of Issuance 2024 Description of Property LOTS 16 AND 17, BLOCK 2678, UNIT 38, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 87-99 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C3-02678.0160

Names in which assessed:
Anthony Thornton, ESTATE OF ANTHONY JOHN THORNTON, ESTATE OF MARK THORNTON, ESTATE OF THOMAS THORNTON, UNKNOWN HEIRS OF MARK THORNTON, UNKNOWN HEIRS OF THORNTON ANTHONY

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03003L

FIRST INSERTION

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

Tax Deed #:2026000344

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-23902 Year of Issuance 2024 Description of Property LOT 6, BLOCK 10, UNIT 2, SECTION 21, 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 18, PAGE 55, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-L2-02010.0060

Names in which assessed:
TERRENCE ALAN SHELTON, Victoria L Barish

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03009L

FIRST INSERTION

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

Tax Deed #:2026000340

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16054 Year of Issuance 2024 Description of Property LOT 5, BLOCK 90, UNIT 9, LEHIGH ACRES, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 94, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 02-45-26-99-09090.0050 AS DESC IN 2024000048276. Strap Number 02-45-26-09-00090.0050

Names in which assessed:
LIGIA TIRADO, RAMON TIRADO

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03005L

FIRST INSERTION

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

Tax Deed #:2026000351

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16690 Year of Issuance 2024 Description of Property LOT 5, BLOCK 52, UNIT 5, SECTION 12, LEHIGH ACRES, TOWNSHIP 45 SOUTH, RANGE 26 EAST, 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 98, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 12-45-26-05-00052.0050

Names in which assessed:
F DEALBA JR, FRANK DEALBA JR, LOUISELLE DEALBA, LOUISELLE M DEALBA

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02994L

FIRST INSERTION

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

Tax Deed #:2026000312

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-17649 Year of Issuance 2024 Description of Property LOT 6, BLOCK 42, UNIT 11, REPLAT OF SECTION 2, TOWNSHIP 44 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 6, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 02-44-27-L1-11042.0060

Names in which assessed:
TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-02975L

FIRST INSERTION

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

Tax Deed #:2026000315

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-19242 Year of Issuance 2024 Description of Property LOT 19, BLOCK 47, UNIT 12, SECTION 12, TOWNSHIP 44 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 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 12-44-27-99-12047.0190 AS DESC IN OR 4516 PG 2118 Strap Number 12-44-27-12-00047.0190

Names in which assessed:
GAIL P WERNER, GAIL WERNER, H C WERNER, HERBERT C WERNER

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03006L

FIRST INSERTION

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

Tax Deed #:2026000304

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00174 Year of Issuance 2024 Description of Property LOTS 14 AND 15, BLOCK 5454, CAPE CORAL SUBDIVISION, UNIT 90, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-43-22-C3-05454.0140

Names in which assessed:
DIPLOMAT WORLDWIDE LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03007L

FIRST INSERTION

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

Tax Deed #:2026000314

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16026 Year of Issuance 2024 Description of Property LOT 10, BLOCK 57, UNIT 6, LEHIGH ACRES, SECTION 02, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 94, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-26-06-00057.0100

Names in which assessed:
RICARDO VACA ENRIQUEZ

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 09/22/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 31; Aug. 7, 14, 21, 2026

26-03010L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1960
Division Probate
IN RE: ESTATE OF RONALD WILLIAM EVERLY A/K/A RONALD W. EVERLY, Deceased.

The administration of the estate of RONALD WILLIAM EVERLY a/k/a RONALD W. EVERLY, deceased, whose date of death was January 16, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, 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 July 31, 2026.

Personal Representative:
ROBERT L. LANCASTER
c/o Joseph A. Stusek, Esq.
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N, Suite 400
Naples, Florida 34103

Attorney for Personal Representative:
JOSEPH A. STUSEK, ESQ.
Florida Bar No. 126378
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N,
Suite 400
Naples, Florida 34103
Telephone: (239) 262-8311
E-mail Addresses: jstusek@cl-law.com, msmith@cl-law.com
9538428.1.docx
7/23/2026 CM:290518-0001
July 31; Aug. 7, 2026 26-02957L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000921
IN RE: ESTATE OF MIZLIN ALIENA ROBINSON, Deceased.

The administration of the estate of MIZLIN ALIENA ROBINSON, deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
JASON BASWELL ROBINSON
3308 ACAPULCO CIRCLE
CAPE CORAL, FL 33909

Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail:
VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
July 31; Aug. 7, 2026 26-02952L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2198
Division: Probate
IN RE: ESTATE OF MELVIN R. VOSS, 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 Melvin R. Voss, deceased, File Number 26-CP-2198, 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 May 7, 2026; that the total value of the estate is $12,499.85 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Jerri Voss Howard
15414 Briar Ridge Cir.
Fort Myers, FL 33912

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 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 date of first publication of this Notice is July 31, 2026.

Person Giving Notice:
Jerri Voss Howard
15414 Briar Ridge Cir.
Fort Myers, FL 33912

Attorney for Person Giving Notice:
Courtney V. Lovejoy, Attorney
Florida Bar Number: 1010542
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com
01011024.DOC/1
4909-2113-2476, v. 1
July 31; Aug. 7, 2026 26-03024L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1848
Division PROBATE
IN RE: ESTATE OF BRUCE W. MILLER Deceased.

The administration of the Estate of Bruce W. Miller, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
Susan E. Prock
20400 Ardore Lane
Estero, Florida 33928

Attorney for Personal Representative:
Courtney V. Lovejoy
Attorney
Florida Bar Number: 1010542
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com
Sec. E-Mail: laureng@trustska.com
4927-8032-2398, v. 1
Jul. 31; Aug. 7, 2026 26-03040L

--- ESTATE ---

FIRST INSERTION

NOTICE OF CLAIMS DEADLINE IN THE MATTER OF THE NANCY F. HANSON SURVIVOR'S TRUST CREATED UNDER ARTICLE IV OF THE THOMAS AND NANCY HANSON JOINT REVOCABLE TRUST DATED AUGUST 21, 2007, AS AMENDED OR RESTATED

NANCY F. HANSON (a/k/a NANCY J. HANSON), whose date of birth was July 13, 1939, died on June 21, 2026. Pursuant to § 733.2121 of the Florida Statutes, notice is hereby given that the deadline for filing claims for payment of the debts of Nancy F. Hanson (a/k/a Nancy J. Hanson) with the trustee of the above trust is on or before November 29, 2026. The name and address of the trustee is:

David T. Hanson, Trustee
5063 Sorrento Court
Cape Coral, FL 33904

Dated: 7/24/2026

Signed by: David T. Hanson
David T. Hanson, Trustee

4910-2879-1225.1
Jul. 31; Aug. 7, 2026 26-03033L

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Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 2025-CA-004606
SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation,
Plaintiff, vs.
CHRISTOPHER JOHN BLAUVELT, SR., DENA MARIE GALYEAN-BLAUVELT, DAWN MARIE BLAUVELT, a/k/a DAWN MARIE BARBOUR, THE MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation, THE UNITED STATES OF AMERICA on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF CHRISTOPHER JOHN BLAUVELT, SR., and UNKNOWN TENANTS IN POSSESSION,
Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 8th day of December, 2025, in Civil Action No. 2025-CA-004606, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which CHRISTOPHER JOHN BLAUVELT, SR., DENA MARIA GALYEAN-BLAUVELT, DAWN MARIE BLAUVELT a/k/a DAWN MARIE BARBOUR, THE MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation, THE UNITED STATES OF AMERICAN on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF CHRISTOPHER JOHN BLAUVELT, SR., and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 27th of August, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Lot 81, Moody River Estates Unit Five, according to the plat thereof recorded in Instrument No. 2006000170545, of the Public Records of Lee County, Florida.
12635 Blue Banyon Court, North Fort Myes, FL 33903

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

Dated this 28 day of July, 2026.

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

M. Brian Cheffer,
Attorney for Plaintiff,
Cheffer & Hagan, P.A.,
2120 McGregor Boulevard,
Fort Myers, FL 33901,
239-334-1381
Jul. 31; Aug. 7, 2026 26-03062L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2026-CA-000209
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
KAMONI COOK, et al.,
Defendants.

TO: Kamoni Cook
155 Peerless Street
Lehigh Acres, FL 33974
Kamoni Cook
1321 NW 88th St.
Miami, FL 33147
Unknown Spouse of Kamoni Cook
155 Peerless Street
Lehigh Acres, FL 33974
Unknown Spouse of Kamoni Cook
1321 NW 88th St.
Miami, FL 33147
Unknown Party in Possession 1
155 Peerless Street
Lehigh Acres, FL 33974
Unknown Party in Possession 2
155 Peerless Street
Lehigh Acres, FL 33974

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

Lot 16, Block 80, SOUTHWOOD UNIT 15 SECTION 7, TWP. 45 S., RGE 27 E., LEHIGH ACRES, according to the map or plat thereof, as recorded in Plat Book 26, Page 78, of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 27th day of July, 2026.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Jul. 31; Aug. 7, 2026 26-03037L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2232
IN RE: ESTATE OF DENNIS GREGORY BIDDICK
Deceased.

The administration of the estate of DENNIS GREGORY BIDDICK, deceased, whose date of death was April 16, 2026, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Boulevard, 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 July 31, 2026.

Personal Representative:
NICOLE BENNETT
314 North Main Street
Deerfield, Wisconsin 53531
Attorney for Personal Representative:
AMY MEGHAN NEAHER, ESQ.
Attorney
Florida Bar Number: 190748
SAFE HARBOR LAW FIRM
5237 Summerlin Commons Boulevard, #103
Fort Myers, Florida 33907
Telephone: (239) 317-3116
E-Mail: tom@safeharborlawfirm.com
Secondary E-Mail:
Jul. 31; Aug. 7, 2026 26-03075L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP- 2076
Division Probate
IN RE: ESTATE OF PHILLIP A. URION
Deceased.

The administration of the Estate of Phillip A. Urion, deceased, whose date of death was May 8, 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.

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 DECEEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 31, 2026.

Personal Representative:
David K. Urion
3 Pierce Hill Rd.
Lincoln, Massachusetts 01773
Attorney for Personal Representative:
David M. Platt, P.A.
Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, Florida 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
July 31; Aug. 7, 2026 26-02954L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1845
Division PROBATE
IN RE: ESTATE OF PENNY D. MESSERKNECHT
Deceased.

The administration of the Estate of Penny D. Messerknecht, deceased, whose date of death was February 3, 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 Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
Cindy L. Messerknecht Ward
6370 Scott Lane
Fort Myers, FL 33966
Attorney for Personal Representative:
Courtney V. Lovejoy, Attorney
Florida Bar Number: 1010542
SCHOENFELD KYLE
& ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com
Sec. E-Mail: laureng@trustska.com
4905-8793-7460, v. 1
July 31; Aug. 7, 2026 26-03022L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-CP-002155
IN RE: ESTATE OF GAYLE ANNMARIE RUSSO,
Deceased.

The administration of the estate of GAYLE ANNMARIE RUSSO, deceased, whose date of death was June 30, 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.

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 July 31, 2026.

Personal Representative:
DocuSigned by: Michael P. Russo
CE05E9CF5AE4416
Michael P. Russo
2335 SE 10th Avenue,
Cape Coral, Florida 33990
Attorney for Personal Representative:
/s/ Alvaro Sanchez
Alvaro C. Sanchez
Attorney for the Petitioner
1714 Cape Coral Parkway East
Cape Coral, FL 33904
Tel: (239) 542-4733
Fax: (239) 542-9203
FLA BAR NO 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
July 31; Aug. 7, 2026 26-02953L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002021
Division Probate
IN RE: ESTATE OF JAMES S. CLIFFORD
Deceased.

The administration of the estate of James S. Clifford, deceased, whose date of death was May 24, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King JR Blvd, Fort Myers, Florida 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal 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 July 31, 2026.

Personal Representatives:
James C. Clifford
4911 Dexter Ct.
Obetz, Ohio 43207
Colin John Clifford
8677 SE 136th Lane
Summerfield, Florida 34491
Attorney for Personal Representatives:
/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) 790-8058
Fax: (239) 790-5088
E-Mail: alina@lifelawplanning.com
Secondary E-Mail:
service@lawsprt.com
July 31; Aug. 7, 2026 26-03025L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1363
Division Probate
IN RE: ESTATE OF PERRY LLOYD PRESCOTT A/K/A PERRY L. PRESCOTT
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 Perry Lloyd Prescott a/k/a Perry L. Prescott, deceased, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902; that the decedent's date of death was January 23, 2026; that the total value of the estate is $2,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Clara L. Prescott, Trustee of the Prescott Family Living Trust dated February 25, 2025
22351 Luckey Lee Lane
Alva, FL 33920

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 July 31, 2026.

Douglas A. Dodson, II
Attorney
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
July 31; Aug. 7, 2026 26-02956L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002133
IN RE: ESTATE OF CHRISTOPHER ALAN MCKEE
Deceased.

The administration of the Estate of Christopher Alan McKee, deceased, whose date of death was June 13, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 946, 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.

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 DECEEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 31, 2026.

Personal Representative:
Karen McKee
5831 Golden Oaks Lane
Naples, FL 34119
Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd.,
Suite 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
Secondary E-Mail:
khutter@richardsonsellers.com
July 31; Aug. 7, 2026 26-02955L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-2185
Division: Probate
IN RE: ESTATE OF:
JOYCE WALLIS,
Deceased.

The administration of the Estate of Joyce Wallis, deceased, whose date of death was June 20, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is July 31, 2026.

Personal Representative:
s/Peyton Yanchurak
2405 Sundial Court
Fort Myers, Florida 33908
Attorney for Personal Representative:
s/ Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
Schoenfeld Kyle & Associates LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
hollyk@trustska.com
Jul. 31; Aug. 7, 2026 26-03052L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001778
IN RE: ESTATE OF
LAURIE ANN PETERSON
Deceased.

The administration of the estate of Laurie Ann Peterson, deceased, whose date of death was May 1, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King JR Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 07/31/2026

Personal Representative:
Kenneth Ralph Lee
111 Mt. Ephraim Ave. C,
Mt. Ephraim, New Jersey 08059
Attorney for Personal Representative:
Andrew Rosenberg
Attorney
Florida Bar Number: 12904
5421 North University Drive
Suite 101
Coral Springs, Florida 33067
Telephone: (954) 755-7803
Fax: (954) 755-5756
E-Mail:
andrew@rosenberglawfirm.net
Jul. 31; Aug. 7, 2026 26-03041L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26 CP 2193
Division Probate
IN RE: ESTATE OF
CONSTANCE L PHILLIPS,
Deceased.

The administration of the estate of Constance L Phillips, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Probate Court of Lee County 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 31, 2026.

Personal Representative:
Jessica Sparks
343 Carner Avenue
Marion, OH 43302
Attorney for Personal Representative:
Vito Bavaro
E-Mail Addresses:
Vito@steinerattorney.com
Florida Bar No. 1048711
Steiner Law Offices, PLLC
8210 Lakewood Ranch Blvd., Unit 105
Lakewood Ranch, FL 34202
Telephone: 941-907-0302
Jul. 31; Aug. 7, 2026 26-02964L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 26-CP-2113
Division: Probate
IN RE: ESTATE OF
LARRY G. VAUGHT
Deceased.

The administration of the estate of Larry G. Vaught, deceased, whose date of death was January 18, 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 July 31, 2026.

Personal Representative:
Rita H. Vaught
5813 Tallowood Circle
Fort Myers, Florida 33919
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@sbshlaw.com
Secondary E-Mail:
tcorsini@sbshlaw.com
July 31; Aug. 7, 2026 26-03021L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA,
PROBATE DIVISION
File No. 26-CP-001684
IN RE: ESTATE OF
JULIA LOUISE ROBINSON OLIVE-TREADWELL

The administration of the estate of Julia Louise Robinson Olive-Treadwell, deceased, whose date of death was May 20, 2026, 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, 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 July 31, 2026..

Personal Representative:
Stephan W. Olive
1271 Forsyth Drive
North Fort Myers, Florida 33903
Attorney for Personal Representative:
Robert P. Henderson, Esquire
Florida Bar No. 147256
THE LAW OFFICE OF
ROBERT P. HENDERSON
3403 Hancock Bridge Parkway, Suite 1
North Fort Myers, Florida 33903
Telephone: (239) 332-3366
Email:
r.page@roberthendersonlaw.com
July 31; Aug. 7, 2026 26-03026L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002161
Division Probate
IN RE: ESTATE OF
JOHN ALFRED MYATT SR.,
Deceased.

The administration of the estate of John Alfred Myatt Sr., deceased, whose date of death was February 28, 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 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 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.

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
Robert Myatt
P.O. Box 547
Merton, WI 53056
Attorney for Personal Representative:
Mary Vlasak Snell, Attorney
Florida Bar Number: 516988
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33902
Telephone: (239) 334-2195
Fax: (239) 332-2243
E-Mail: mvs@paveselaw.com
Secondary E-Mail: lja@paveselaw.com
July 31; Aug. 7, 2026 26-03023L

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
IN THE TWENTIETH JUDICIAL CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003691
IN RE: ESTATE OF
MARGRETE ANIS
Deceased,

To: Margrete Anis a/k/a Margarete Anis, Margarita Anis, Margrete Wagner and all parties claiming interests by, through, under, or against Margrete Anis a/k/a Margarete Anis, Margarita Anis, Margrete Wagner, and all parties having or claiming to have any right, title, or interest in the property herein described.

You are hereby notified that a Verified Petition to Establish Presumption of Death and for Summary Administration (Intestate) has been filed in the Estate of Margrete Anis, Case No. 25-CP-003691, in the Probate Division of the Circuit Court of Lee County, Florida.

The Petitioner, May Anis, seeks an order determining that Margrete Anis a/k/a Margarete Anis, Margarita Anis, Margrete Wagner is presumed deceased as of December 31, 2002, in order to proceed with the administration of her Florida estate, and to permit distribution of her Florida asset to her heirs.

The Estate consists of the following property:

Undivided fifty percent (50%) tenant-in-common interest in real property located at 2530 Nelson Road North, Cape Coral, Florida 33993, in Lee County, Florida, with an estimated value of $31,897.00, with the following legal description:
Lots 27 and 28, Block 2990A, Unit 43, Part – Cape Coral, according to the plat thereof, recorded in Plat Book 17, Pages 48–57, of the Public Records of Lee County, Florida.
Folio ID: 10033017
Parcel ID: 27-43-23-C3-02990.A270

You are required to serve a copy of your written defenses, if any, to it on Jesus O. Valentino, Esq., of Free Will Lawyer Jesus Valentino PA, the attorney for Petitioner May Anis, whose address is 2385 NW Executive Center Drive, Suite 100, Boca Raton, FL 33431, on or before September 14, 2026, and file the original with the Clerk of this Court, either before service on the Petitioner's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the petition.

Copies of all documents related to this case, including court orders, are available at the Clerk's office. You may request to view these documents at any time.

You must keep the Clerk of the Circuit Court office notified of your current address. You may file a Designation of Current Mailing and E-Mail Address. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's office.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS

DATED on: 07/28/2026.

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

Jesus O. Valentino, Esq.,
Free Will Lawyer Jesus Valentino PA,
2385 NW Executive Center Drive,
Suite 100,
Boca Raton, FL 33431
Jul. 31; Aug. 7, 14, 21, 2026
26-03072L

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 362025CA004942A001CH
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).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 16, 2026, and entered in Case No. 362025CA004942A001CH of the Circuit Court in and for Lee County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and 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, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on September 24, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

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.

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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED at Ft. Myers, Florida, on 07/24/2026

KEVIN C. KARNES
As Clerk, Circuit Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
1463-218988 / GS1
Jul. 31; Aug. 7, 2026 26-03031L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-003474
EF MORTGAGE LLC,
Plaintiff, v.
WORLDWIDE PREFERRED ASSOCIATES, LLC, a Florida Limited Liability Company; MICHELE RAFFEL, an Individual; J&S CONSULTING & CONSTRUCTION, LLC; QUEST TRUST COMPANY FBO JULIA JOHNSTON IRA #4179411; EQUITY TRUST COMPANY CUSTODIAN FBO 200375059; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 16, 2026 entered in Civil Case No. 25-CA-003474 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and WORLDWIDE PREFERRED ASSOCIATES, LLC, a Florida Limited Liability Company; MICHELE RAFFEL, an Individual; J&S CONSULTING & CONSTRUCTION, LLC; QUEST TRUST COMPANY FBO JULIA JOHNSTON IRA #4179411; EQUITY TRUST COMPANY CUSTODIAN FBO 200375059; are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 3, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 2, BLOCK D, ISLAND COLONY, UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22, EAST OF LEE COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY R/W OF RUSSELL ROAD AND 673.92 FEET SOUTHERLY FROM THE NW CORNER OF LOT 3, BLOCK D OF PINE ISLAND CENTER, UNIT 4, AS RECORDED IN PLAT BOOK 10, PAGE 18, OF LEE COUNTY, FLORIDA RECORDS. THENCE NORTHERLY ALONG R/W OF RUSSELL ROAD, A DISTANCE OF 125 FEET TO THE P.O.B., THENCE WESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID NE 1/4 OF THE NW 1/4 OF THE NW 1/4, A DISTANCE OF 100 FEET; THENCE NORTHERLY PARALLEL TO RUSSELL ROAD, A DISTANCE OF 80 FEET; THENCE EASTERLY, PARALLEL TO THE SOUTHERLY LINE OF SAID NE 1/4 OF THE NW 1/4 OF THE NW 1/4, A DISTANCE OF 100 FEET TO THE WESTERLY R/W OF RUSSELL ROAD, THENCE SOUTHERLY ALONG SAID R/W A DISTANCE OF 80 FEET TO THE P.O.B.
Property Address: 10925 Rusell Rd, Bokeelia, FL 33922

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.

07/27/2026

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

Submitted By: Irina Danilyan
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000434
Jul. 31; Aug. 7, 2026 26-02961L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-1870
IN RE: ESTATE OF ALFONSO AULETTA aka AL AULETTA DECEASED.

The administration of the Estate of Alfonso Auletta aka Al Auletta, deceased, whose date of death was May 14, 2026 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St. Fort Myers, FL. 33901 The names and addresses of the personal representative and the personal representatives attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is July 31, 2026.

Teresa Auletta
Personal Representative
1402 SW 43rd Ln.
Cape Coral, FL. 33914
Cassidy B. Thomson (FlBar. 1028248)
Attorney for Petitioner
5660 Strand Ct. #318
Naples, FL. 34110
239-231-8505
cassidy@lcslawfl.com
support@lcsnaples.com
Attorney for Personal Representative
Jul. 31; Aug. 7, 2026 26-03049L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE ACTION
Case No.: Case No.: 26-CP-002011
IN RE: ESTATE OF: MILDRED KELLER, Deceased.

The administration of the Estate of MILDRED KELLER, whose date of death was on or around June 5, 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 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 THREE (3) MONTHS AFTER THE TIME OF 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 31, 2026.

JOHN M. KELLER, Petitioner
Carlena E. Hull
Attorney for Petitioner(s)
Florida Bar No.: 1024079
9240 Bonita Beach Rd., Suite 1117
Bonita Springs, FL 34135
Telephone: (239)220-3100
Email: carlena@costpluslegal.com
Secondary Email:
costpluslegal@gmail.com
Jul. 31; Aug. 7, 2026 26-03050L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE ACTION
Case No.: Case No.: 26-CP-001805
IN RE: ESTATE OF: ZAKIYYAH SAMEERAH MOHAMMAD, Deceased.

The administration of the Estate of ZAKIYYAH SAMEERAH MOHAMMAD, whose date of death was October 31, 2025, 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 Representatives and the Personal Representatives' attorney are set fourth below.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FOURTH 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 July 31, 2026.

JORDAN WALKER, Petitioner
Carlena E. Hull
Attorney for Petitioner(s)
Florida Bar No.: 1024079
9240 Bonita Beach Rd., Suite 1117
Bonita Springs, FL 34135
Telephone: (239)220-3100
Email: carlena@costpluslegal.com
Secondary Email:
costpluslegal@gmail.com
Jul. 31; Aug. 7, 2026 26-03051L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No. 2026-CP-2176
Division: Probate
IN RE: ESTATE OF RICHARD LUGO GARCIA Deceased.

The administration of the estate of Richard Lugo Garcia, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr., Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: July 31, 2026.

MARK GARCIA
Personal Representative
ADAM M. GROSS, ESQ.
Florida Bar No. 114922
E-mail: agross@crewlawfl.com
Secondary Email:
ltatigian@crewlawfl.com
Attorney for Personal Representative
CREW LAW, P.A.
1333 3rd Ave. S., Suite 407
Naples, FL 34102
Telephone: (239)790-8133
Facsimile: (239)230-2078
Jul. 31; Aug. 7, 2026 26-03048L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1290
IN RE: ESTATE OF Barbara A. Lyon, Deceased.

The administration of the estate of Barbara A. Lyon, deceased, whose date of death was February 19, 2026, 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. 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 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 July 31, 2026.

Personal Representative:
Marc Lyon,
390 Tremont St.,
N. Tonawanda, NY 1420;
Telephone: 716-998-9860.
Attorney for Personal Representative:
Richard Blackwell, Esq.,
Florida Bar Number: 110331,
Ric Blackwell Law, PA,
10600 Chevrolet Way, Suite 212,
Estero, Florida 33928,
Telephone: 239-240-7764,
Fax: 877-349-3854,
E-Mail: ric@ricblackwelllaw.com
Jul. 31; Aug. 7, 2026 26-03039L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA - CIVIL ACTION
Case No. 26CA000017
TIDES AT PELICAN LANDING CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, vs.
MELANIE C. MURO; UNKNOWN SPOUSE OF MELANIE C. MURO; and UNKNOWN TENANT(S) / OCCUPANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure dated July 21, 2026 entered in Case No. 2026CA0000017 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the highest bidder beginning at 9:00 a.m. on October 22, 2026, at www.lee.realforeclose.com, the following described property as set forth in said Final Judgment, to-wit:

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

a/k/a 23640 Walden Center Drive, #310, Estero, FL 34134

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 BEFORE THE CLERK REPORTS THE SURPLUS AMOUNTS AS UNCLAIMED IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

Dated this 24 day of July, 2026.

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

Kristie P. Mace, Esq.,
Attorney for Plaintiff,
kmace@gadclaw.com,
and kgermanis@gadclaw.com
Jul. 31; Aug. 7, 2026 26-03030L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-006178
SABAL SPRINGS HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff, vs.
WALLACE CARRINGTON BROOKS JR; UNKNOWN HEIRS, BENEFICIERIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIM BROOKS, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated July 21, 2026 in Case No. 25-CA-006178 in the Circuit Court in and for Lee County, Florida wherein SABAL SPRINGS HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation, is Plaintiff, and WALLACE CARRINGTON BROOKS JR; UNKNOWN HEIRS, BENEFICIERIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIM BROOKS, DECEASED, 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 AUGUST 20, 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 1, BLOCK 13, OF SABAL SPRINGS GOLF AND RACQUET CLUB, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A: 3915 SABAL SPRINGS BLVD, NORTH FORT MYERS, FL 33917.

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.

07/22/2026

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

Submitted By:
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flclg.com
Jul. 31; Aug. 7, 2026 26-02960L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-006340
MIDFIRST BANK,
Plaintiff, vs.
WILLIAM LAROSA MARTINEZ A/K/A WILLIAM LA ROSA MARTINEZ, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed entered in Civil Case No. 25-CA-006340 of the Circuit Court of the Twentieth Judicial Circuit Judicial Circuit in and for Lee County Ft. Myers, Florida, the Clerk of Court, Brandi 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 17 day of September, 2026 on the following described property as set forth in said Summary Final Judgment:

Lots 11 and 12, Block 3243, Cape Coral Subdivision, Unit 66, a subdivision, according to the plat thereof recorded in Plat Book 22, Page 2 through 26, inclusive, in the Public Records of Lee County, Florida.

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

Dated this day of 07/24/2026

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
25-14574FL
July 31; Aug. 7, 2026 26-03017L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006268
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 16, 2026 entered in Civil Case No. 25-CA-006268 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein PACIFIC LIFE INSURANCE COMPANY, Plaintiff and TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual; are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 3, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 4, BLOCK 118, UNIT 12, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON THE FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE(S) 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3113 63rd St W, Lehigh Acres, FL 33971

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

7/23/2026

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

Submitted By: Barron A. Becker
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000607
July 31; Aug. 7, 2026 26-03011L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006228
ELLINGTON EMPIRE FUND LLC,
Plaintiff, v.
TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual; RMG DEVELOPMENTS LLC, a Florida Limited Liability Company; UNKNOWN SPOUSE OF ROLANDO SANCHEZ-MEDINA; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 16, 2026 entered in Civil Case No. 25-CA-006228 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein ELLINGTON EMPIRE FUND LLC, Plaintiff and TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual; UNKNOWN SPOUSE OF ROLANDO SANCHEZ-MEDINA; are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on August 27, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOTS 71 AND 72, BLOCK 2335, UNIT 36, OF CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2908 NE 7th Pl, Cape Coral, FL 33909

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

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.

07/23/2026

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

Submitted By: Barron A. Becker
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000608
July 31; Aug. 7, 2026 26-03014L

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO.: 25-CC-010740
Villas of Bethany Trace Homeowners Association, Inc., a Florida not-for-profit corporation,
Plaintiff, v.
Vikki Clervil and Vasha Clervil,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on July 15th, 2026, 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:

A portion of land lying in Tract D, Bethany Trace - Phase 1A, as recorded in Plat Book 55, Page 83 through 85, Public Records of Lee County, Florida, also lying within Section 4, Township 45 South, Range 27 East, Lee County, Florida, being more particularly described follows: Commencing at the Northeast corner of Tract D, said Bethany Trace - Phase 1A; thence South 87°50'23" West, along the Southerly right-of-way line of Sunrise Boulevard (100' R/W), a distance of 210.05 feet to the point of curvature of a circular curve to the left, having as its elements, a radius of 1050.00 feet, a central angle of 13°52'38", a chord bearing and distance of South 80°54'04" West 253.69 feet; thence Southwesterly along the are of said curve, a distance of 254.31 feet; thence South 16°02'22" East, a distance of 143.00 feet to point on the arc of a non-tangent curve to the right, having as its elements, a radius of 907.00 feet, a central angle of 05°55'24", a chord bearing and distance of North 76°55'20" East 93.73 feet; thence Easterly along the arc of said curve, an arc distance of 93.77 feet; thence South 10°01'23" East, a distance of 43.10 feet to a point on the centerline of the common wall lying between Unit 41 and 42, and the Point of Beginning of this description. Thence South 10°01'23" East, along the centerline of said common wall, a distance of 59.61 feet; thence North 79°47'56" East, a distance of 32.60 feet; thence North 10°12'04" West, a distance of 56.41 feet; thence South 79°47'56" West, a distance of 13.07 feet; thence North 10°12'04" West, a distance of 3.40 feet; thence South 79°47'56" West, a distance of 19.34 feet to the Point of Beginning. Said lands also being known as Unit 42, The Villages of Bethany Trace.

Commonly known as: 545 Bethany Village Circle, Lehigh Acres, Florida 33976.

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on August 20, 2026, at 9:00 am

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, in accordance with Florida Statutes 45.031.

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

DATED this day of 07/28/2026

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

Leland Wilson,
Leland@associationlegalservices.com
angelica@associationlegalservices.com
paralegal@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 33907
Jul. 31; Aug. 7, 2026 26-03066L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO.: 25-CC-007866
LEE CASA BELLA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
PENSCO TRUST COMPANY FBO PAUL P. FINAN and PAUL P. FINAN,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/13/2026 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Court, will sell the property situated in Lee County, Florida legally described as:

Unit 101, Building 3, Phase III, of Casa Bella, a condominium, Declaration recorded in Official Recorded Book 1432, Page 848, and as amended, in the Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said Condominium Declaration.

Commonly known as: 16340 Dublin Cir #101, Fort Myers, FL 33908

in an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on November 5, 2026, at 9:00 am

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, in accordance with Florida Statutes, Section 45.031.

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

DATED this day of 07/28/2026

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

Leland Wilson,
Leland@associationlegalservices.com
angelica@associationlegalservices.com
paralegal@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 33907
Jul. 31; Aug. 7, 2026 26-03063L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-000418
EF MORTGAGE LLC,
Plaintiff, v.
TOTAL FLORIDA LLC, a Florida Limited Liability Company, ET AL.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 16, 2026 entered in Civil Case No. 26-CA-000418 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 3, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 4, BLOCK 50, UNIT 9, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 18, PAGE 10, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property Address: 720 Clancy St E, Lehigh Acres, FL 33974

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

07/27/2026

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

Submitted By: Taji Foreman, Esq.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000617
Jul. 31; Aug. 7, 2026 26-03053L

FIRST INSERTION

Notice of Action
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-3950
ASHTON OAKS AT RIVER HALL CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, v.
DUANE A. GWIZDALA AND CHERYL A. GWIZDALA, et. al.,
Defendants.

To: Duane A. Gwizdala & Cheryl A. Gwizdala
16540 Goldenrod Lane #101
Alva, Florida 33920

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

THE CONDOMINIUM PARCEL KNOWN AS HOME 101-L OF ASHTON OAKS ARE RIVER HALL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INTRUMENT NUMBER 2006000460705 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO AS SPECIFIED IN SAID DECLARATION.

has been filed against you and you are required to serve a copy of your written defenses, if any, to Jason Hamilton Mikes, JD, MBA, the Plaintiff's attorney, whose address is 8850 Terrene Court, Suite 110, Bonita Springs, Florida 34135, 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 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: 07/23/2026

Kevin C. Karnes,
as Clerk of said Court
(SEAL) BY: K Shoap
as Deputy Clerk

Jason Hamilton Mikes, JD, MBA,
the Plaintiff's attorney,
8850 Terrene Court, Suite 110,
Bonita Springs, Florida 34135
Jul. 31; Aug. 7, 2026 26-02959L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-001066
CLICK N' CLOSE, INC.,
Plaintiff, vs.
MARIELA LOPEZ LEGON, et al.,
Defendant.

To: MARIELA LOPEZ LEGON
1129 NW 27TH AVENUE, CAPE CORAL, FL 33993
UNKNOWN SPOUSE OF MARIELA LOPEZ LEGON
1129 NW 27TH AVENUE, CAPE CORAL, FL 33993
YASMANI GONZALEZ TOMAS
1129 NW 27TH AVENUE, CAPE CORAL, FL 33993
UNKNOWN SPOUSE OF YASMANI GONZALEZ TOMAS
1129 NW 27TH AVENUE, CAPE CORAL, FL 33993
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 7 AND 8, BLOCK 4053, UNIT 56, OF CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 107, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and seal of said Court on the 22 day of July, 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20267FL
Jul. 31; Aug. 7, 2026 26-02958L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-005596
A&D MORTGAGE LLC,
Plaintiff, v.
FORT MYERS BUILDING LLC, a Delaware Limited Liability Company; ERNESTO A. FARINA, an Individual; A G CONTRACTORS & DESIGN CORP; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 16, 2026 entered in Civil Case No. 25-CA-005596 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein A&D MORTGAGE LLC, Plaintiff and FORT MYERS BUILDING LLC, a Delaware Limited Liability Company; ERNESTO A. FARINA, an Individual; A G CONTRACTORS & DESIGN CORP; are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 3, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 16, BLOCK 20, UNIT 3, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2928 7th St SW, Lehigh Acres, FL 33976

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

07/27/2026

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

Submitted By: Taji Foreman, Esq.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 4971.000067
Jul. 31; Aug. 7, 2026 26-03054L

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-005207
IN RE: The Marriage of
Felix Burgos
Petitioner
and
Lydia De Lourdes Meaux
Respondent

TO: Lydia De Lourdes Meaux
5622 Cherbourg Circle, Apt. C, Fort Carson, Colorado 80902-1849

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 Felix Burgos whose address is 5621 Granada Drive, Apt. 168, Sarasota, Florida 34231 on or before 09/01/2026, 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: 07/23/2026

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

Jul. 31; Aug. 7, 14, 21, 2026
26-03057L

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. 24-CA-007460
ASSET MANAGEMENT HOLDINGS II, LLC,
Plaintiff, v.
JENNIFER WARD a/k/a Jennifer A. Ward, FUN IN THE SUN INVESTMENTS, LLC, FIRST FRANKLIN FINANCIAL CORPORATION, TENANT #1 and TENANT #2 of 155 Lucille Avenue, representing tenants in possession, and TENANT #1 and TENANT #2 of 157 Lucille Avenue, representing tenants in possession,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to an Final Judgment of Foreclosure, entered in the above-styled cause on July 17, 2026, in the Twentieth Judicial Circuit Court in and for Lee County, Florida, the Clerk of the Court, KEVIN C. KARNES, will sell the property situated in Lee County, Florida, described as:

Description of Mortgaged Property

Lots 15 and 16, Block E, BELLE VUE PARK, according to the play thereof recorded in Plat Book 5, Page 50, Public Records of Lee County, Florida,

Parcel Identification No.: 17-44-25-P2-0170E.0150

the street address of which is 155/157 Lucille Avenue, Fort Myers, Florida 33905.

The Clerk shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, electronically at www.lee.realforeclose.com on August 20, 2026, at 9:00 a.m. in accordance with Chapter 45, Florida Statutes.

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

Dated: July 21, 2026.
07/23/2026

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

By: /s/ Starlett M. Massey
Starlett M. Massey
Florida Bar No. 44638
Jordan R. Baer
Florida Bar No. 1044200
Massey Law Group, P.A.
P.O. Box 262
St. Petersburg, Florida 33731-0262
(813) 868-5601 (Tel)
smassey@masseylawgrouppa.com
jbaer@masseylawgrouppa.com
service@masseylawgrouppa.com
Attorneys for Plaintiff
July 31; Aug. 7, 2026 26-03013L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 2025-CA-005110
HUNTERS RIDGE ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, v.
SUSAN HELLER, UNKNOWN SPOUSE OF SUSAN HELLER and UNKNOWN TENANT(S) / OCCUPANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure dated July 23, 2026 entered in Case No. 2025-CA-005110 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the highest bidder beginning at 9:00 a.m. on August 27, 2026, at www.lee.realforeclose.com, the following described property as set forth in said Final Judgment, to-wit:

Lot 2, Block C, HUNTERS RIDGE, according to the plat thereof, as recorded in Plat Book 41, Pages 1 through 13, of the Public Records of Lee County, Florida.

Parcel ID #06-48-26-B3-0010C.0020

a/k/a 12601 Hunters Ridge Drive, Bonita Springs, FL 34135

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 BEFORE THE CLERK REPORTS THE SURPLUS AMOUNTS AS UNCLAIMED IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

Dated this 24 day of July, 2026.

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

Kristie P. Mace, Esq.,
Attorney for Plaintiff,
kmace@gadclaw.com,
nsortino@gadclaw.com and
kgermanis@gadclaw.com
Jul. 31; Aug. 7, 2026 26-03029L

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-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; SOLAR MOSAIC LLC; VANESSA CRUZ; JAMES CRUZ; 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 for LEE County shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 20 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT (S) 9A AND 10A, PINE ISLAND VILLAS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 29 AND 30, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 5638 EASY ST, BOKEELIA, FL 33922

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 07/24/2026.

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
25-02945
July 31; Aug. 7, 2026 26-03018L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-005331
LAND HOME FINANCIAL SERVICES, INC.
Plaintiff(s), vs.
VANESSA F. VICENTE; NATIONAL HOMEBUYERS FUND, INC.
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 16, 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 27th day of August, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 17, BLOCK 7, OF LEHIGH ACRES UNIT 1, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 4212 5th Street West, Lehigh Acres, FL 33971

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

07/28/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-011589-1
Jul. 31; Aug. 7, 2026 26-03067L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006438
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
TOTAL FLORIDA LLC, a Florida Limited Liability Company; LUIGI RANIERI, an Individual; JOHENNY MARTINEZ-SOCORRO, an Individual; RMG Developments LLC, a Florida Limited Liability Company; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 16, 2026 entered in Civil Case No. 25-CA-006438 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein PACIFIC LIFE INSURANCE COMPANY, Plaintiff and TOTAL FLORIDA LLC, a Florida Limited Liability Company; LUIGI RANIERI, an Individual; JOHENNY MARTINEZ-SOCORRO, an Individual; are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 3, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 6, BLOCK 26, UNIT 5, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 6, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 723 Cane St E, Lehigh Acres, FL 33974

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

07/27/2026

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

Submitted By: Taji Foreman, Esq.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000615
Jul. 31; Aug. 7, 2026 26-03038L

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-002248
Probate: No Judge Assigned
IN RE: ESTATE OF BILLIE E. BLAIR,
Deceased.

BILLIE E. BLAIR, a resident of Lee County, Florida, who died on the 6th day of July, 2026, was the Settlor of a trust entitled the BILLIE E. BLAIR REVOCABLE LIVING TRUST dated the 29th day of October, 2007, 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 21st day of July, 2026.

JARROD D. BLAIR, Trustee
1050 Opal St., Unit 102
Broomfield, Colorado 80020
July 31; August 7, 2026 26-03073L

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 Avenue Air HVAC Depot located at 16160 Lee Road in the County of Lee, Florida, in the City of Fort Myers, FL 33912 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Fort Myers, FL this 24th day of July, 2026.

AVENUE AIR HVAC SYSTEMS INC
Owner
July 31, 2026 26-03076L

--- ACTIONS / SALES ---

FIRST INSERTION

STONEWATER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (**"Board"**) for the Stonewater Community Development District (**"District"**) will hold the following two public hearings and a regular meeting on **August 27, 2026 at 4:00 p.m., at the offices of D.R. Horton, Inc., 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966**.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Units	FY 2026 O&M	FY 2027 Debt	FY 2027 Total Assessment	FY 2027 Total Assessment
Single-Family	327	$916.10	$1,250.89	$2,166.99	$1,869.96

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

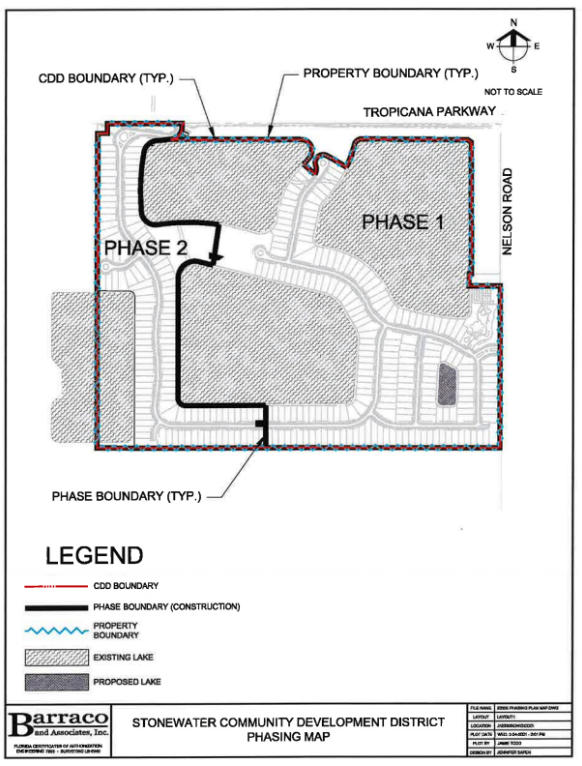
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 31, 2026 26-03019L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-007139
EF MORTGAGE, LLC,
Plaintiff, v.
TOTAL FLORIDA LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 15, 2026 and entered in Case No. 25-CA-007139 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JOHENNY MARTINEZ SOCORRO, TOTAL FLORIDA LLC, et. al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on August 13, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 12, UNIT 3, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 3011 3RD ST SW, LEHIGH ACRES, FL 33976 (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 WITHIN 60 DAYS AFTER THE SALE.

WITNESS my hand and the seal of the court on 07/23/2026

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/_Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
July 31; Aug. 7, 2026 26-03012L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-007110
EF MORTGAGE, LLC,
Plaintiff, v.
TOTAL FLORIDA LLC, et al,
Defendant(s)

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 20, 2026 and entered in Case No. 25-CA-007110 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein LUIGI RANIERI, JOHENNY MARTINEZ, TOTAL FLORIDA LLC, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on August 20, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOTS 23 AND 24, BLOCK 2256, CAPE CORAL UNIT 33, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 40 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 2537 NE 19TH PL, CAPE CORAL, FL 33909 (the "Property").

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

WITNESS my hand and the seal of the court on 07/24/2026,

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
Jul. 31; Aug. 7, 2026 26-03032L

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 07-CA-012381
DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3,
Plaintiff, vs.
PATRICIA R. MUNOZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; ALTAGRACIA RAYMOND; ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND; UNKNOWN SPOUSE OF ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; JOHN DOE; JANE DOE,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Altagracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altagracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 13th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 17, 18, 19 AND 20, BLOCK 5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS A PORTION OF SAID LOT 20, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT #2007000299133, IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, TO WHICH THE RADIUS BEARS S 49°33'44" W, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 1°11'31", A DISTANCE OF 13.42 FEET; THENCE N 50°45'14"E, RADIAL TO THIS AFOREMENTIONED CURVE, A DISTANCE OF 111.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 20; THENCE S 49°33'44" W ALONG THE SOUTH LINE OF AFORESAID LOT 20, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

Property Address: 3427 Ceitus Parkway, Cape Coral, Florida 33991

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

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

Dated: 07/28/2026

Kevin Karnes
As Clerk of said Court
(SEAL) By: T Mann
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 11-400075
Jul. 31; Aug. 7, 2026 26-03061L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY
CIVIL DIVISION
Case No. 25-CA-005254
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR ATLX 2024-RPL2 TRUST
Plaintiff, vs.
CARSON LEROY MALONEY AKA LEROY C MALONEY, INEITHA H MALONEY AKA INEITHA MALONEY, CITY OF CAPE CORAL, FLORIDA, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 16, 2026, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:

LOTS 24 AND 25, BLOCK 4954, CAPE CORAL UNIT 73, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 27-40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 4328 SW 26TH AVE, CAPE CORAL, FL 33914; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at:

[ ] www.lee.realforeclose.com on September 17, 2026.

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

Dated this day of 07/24/2026.

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

Ryan Sutton
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2530537/CMP
July 31; Aug. 7, 2026 26-03016L

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906

PUBLISH YOUR LEGAL NOTICE

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Call 941-906-9386
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V14

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Stoneybrook North Community Development District

The Board of Supervisors (the "**Board**") of the Stoneybrook North Community Development District (the "**District**") will hold a public hearing and a meeting Tuesday, August 25, 2026, at 2:00 p.m. at the Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.stoneybrooknorthcdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product 1	Development Status	Units	ERU	Total ERU	% ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
24'	Unplatted	92	0.48	44.16	6.91%	$233.13	$21,448.16	$248.01	$22,817.19
35'	Unplatted	14	0.70	9.80	1.53%	$339.98	$4,759.78	$361.69	$5,063.60
40'	Platted	75	0.80	60.00	9.39%	$2,174.73	$163,104.99	$2,313.55	$173,515.95
50'	Unplatted	175	1.00	175.00	27.38%	$485.69	$84,996.11	$516.69	$90,421.39
50'	Platted	187	1.00	187.00	29.26%	$2,718.42	$508,343.89	$2,891.93	$540,791.37
60'	Platted	136	1.20	163.20	25.53%	$3,262.10	$443,645.58	$3,470.32	$471,963.38
Total		**679**		**639.16**	**100.00%**		**$1,226,298.51**		**$1,304,572.88**

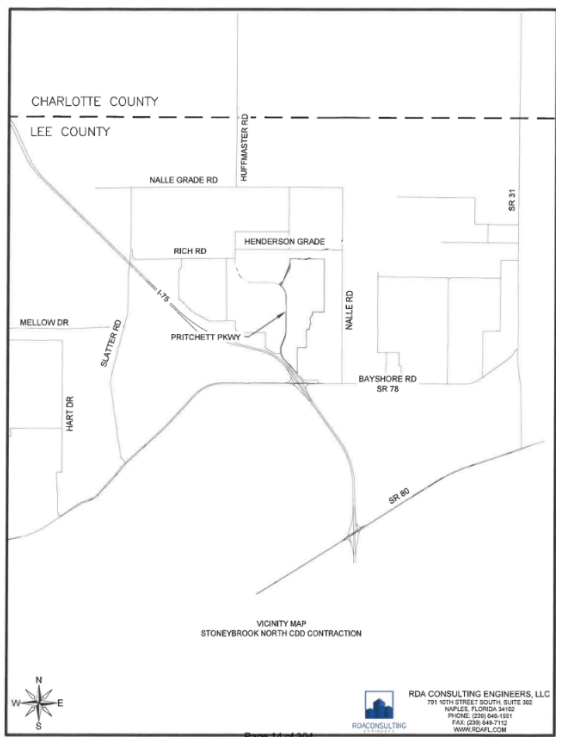
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Audette Bruce
District Manager



July 31, 2026 26-03015L

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Babcock Ranch Community Independent Special District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 27, 2026
TIME: 4:00 p.m.
LOCATION: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

The first public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"). The second public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 189 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Sq. Ft./ Acres	ERU Factor	Proposed Annual O&M Assessment*
Residential (Dwelling Units)			
Current Development Area - Platted/Developed	10,379	1.0000	$681.33
Current Development Area - Platted/Developed no Bonds	1,391	0.9663	$658.40
Current Development Area - Unplatted/Undeveloped	1,131	0.1023	$69.70
Future Development Area	8,834	0.0620	$42.22
Non-Residential (Sq. Ft.)			
Commercial			
Current Development Area - Developed	742.832	0.2969	$202.27
Future Development Area	3,247.264	0.0232	$15.84
Industrial			
Current Development Area - Developed	100.748	0.0792	$53.94
Future Development Area	796.852	0.0062	$4.22
Hotel	460	0.0310	$21.12
Other (Acres)			
Electric Utility	888	0.0062	$4.23
Plant Nursery	10	0.0620	$42.22

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by Charlotte County and/or Lee County (collectively and/or individually, "**County**") Tax Collector on the applicable tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments and solid waste assessments previously levied by the District, if any.

For FY 2027, the District intends to have the applicable County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

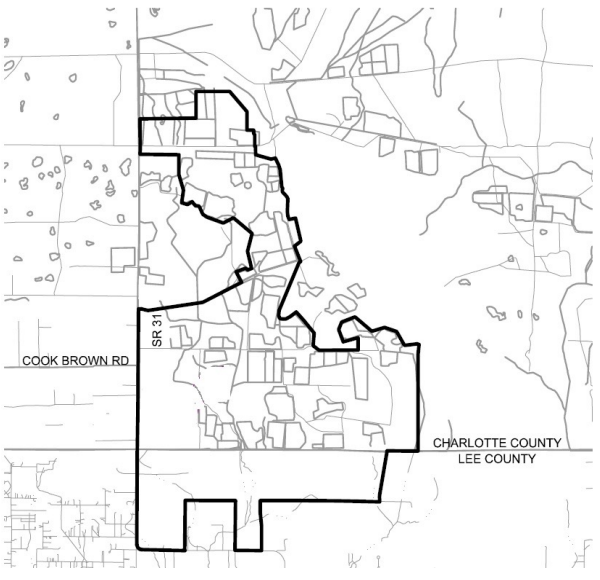
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at http://www.babcockranchliving.com/153/Independent-Special-District. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 31; August 7, 2026 26-03070L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001616
IN RE: ESTATE OF LOUIS LEONARD TINARO, Deceased.

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

You are hereby notified that an Order of Summary Administration is being sought in the estate of LOUIS LEONARD TINARO, deceased, File Number 2026CP001616, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901; that the Decedent's date of death was November 2, 2025; that the total value of the estate is $18,375.53 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
ANNIE MEREDITH MITCHELL
35 Jonzetta Court
Milton, Vermont 05468

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 July 31, 2026.

Person Giving Notice:
Annie Meredith Mitchell
35 Jonzetta Court
Milton, Vermont 05468
Attorney for Person Giving Notice
/s/ Thomas F. LaTorre
THOMAS F. LATORRE, ESQ.
Attorney
Florida Bar Number: 1044329
SAFE HARBOR LAW FIRM
5237 Summerlin Commons Blvd., Ste. 103
Fort Myers, Florida 33907
Telephone: (239) 317-3116
E-Mail: tom@safeharborlawfirm.com
Jul. 31; Aug. 7, 2026 26-03068L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-1911
IN RE: ESTATE OF THOMAS J. PETERSEN Deceased.

The administration of the estate of THOMAS J. PETERSEN, deceased, whose date of death was October 11, 2025, is pending in the Twentieth Judicial Circuit in and for Lee County, State of Florida, the address of which is 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorneys 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: July 31, 2026.

Signed on this 29 day of July, 2026.

/s/ Neil F. Peterson Sr.
NEIL F. PETERSEN, SR.
Address: 26324 Stonewall Lane
Bonita Springs, Florida 34135
/S/ Edward V. Smith
Attorney: Edward V. Smith
Email Addresses: ed@smitheplaw.com
mandy@smitheplaw.com
Florida Bar No. 102848
5147 Castello Drive
Naples, FL 34103
Telephone: (239) 330-6163
Jul. 31; Aug. 7, 2026 26-03059L

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-2169
IN RE: ESTATE OF
JAMES A. FERRAIOLA,
Deceased.

The administration of the estate of James A. Ferraiola, deceased, whose date of death was July 3, 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 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 July 31, 2026.

Joanne Marie Schmitt
a/k/a Joanne Ferraiola Schmitt
Personal Representative
10003 Hillside Terrace
Marcy, NY 13403
Attorney for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
Jul. 31; Aug. 7, 2026 26-03065L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 25-CC-008933
MHC LAKE FAIRWAYS, L.L.C.,
Plaintiff, vs.
JOYCE DEE STILES, CHARLES BAKER STILES Jr., and WELLS FARGO BANK, N.A., as successor in interest to SOUTHTRUST BANK, N.A.
Defendants.

TO: Joyce Dee Stiles
9788 Spyglass Court
Lot No. 56-K
North Fort Myers, Florida 33903
Charles Baker Stiles Jr.
9788 Spyglass Court
Lot No. 56-K
North Fort Myers, Florida 33903

YOU ARE NOTIFIED that an action for money damages, subordination of a first lien and imposition and foreclosure of a statutory landlord's lien upon a mobile home described as that certain 1986 MERI mobile home in Lake Fairways mobile home park located at 9788 Spyglass Court, Lot No. 56-K, North Fort Myers, Florida 33903, and bearing Vehicle Identification Numbers TW252FK22087A and TW252FK22087B, has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Stanley L. Martin, Plaintiff's attorney, whose address is 4300 W. Cypress Street, Suite 400, Tampa, Florida 33607 on or before August 27, 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.

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

Dated: 07/28/2026
Kevin C. Karnes
Clerk, County Court
Lee County, Florida
(SEAL) By: K Harris
Deputy Clerk

Prepared by:
Stanley L. Martin
(813) 282-5925
4300 W. Cypress Street, Suite 400,
Tampa, Florida 33607
Jul. 31; Aug. 7, 14, 21, 2026
26-03058L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cape Coral Mattress located at 741 Del Prado Blvd in the City of Cape Coral, Lee, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of July, 2026
SWFL Mattress LLC
July 31, 2026 26-03069L

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 Dress Masters located at 1815 NE 6th St, in the County of Lee, in the City of Cape Coral, Florida 33909 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cape Coral, Florida, this 28th day of July, 2026.
Egle Venckus
July 31, 2026 26-03074L

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 Blossom & Rust located at 4150 Hancock Bridge Pkwy Ste 25, in the County of Lee, in the City of North Fort Myers, Florida 33903 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at North Fort Myers, Florida, this 28 day of July, 2026.
P&G INDUSTRIES, LLC
July 31, 2026 26-03060L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 25-CA-005368
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MERLINE LORDEUS; UNKNOWN SPOUSE OF MERLINE LORDEUS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated July 23, 2026, entered in Civil Case No.: 25-CA-005368 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and MERLINE LORDEUS; UNKNOWN SPOUSE OF MERLINE LORDEUS; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A KETLI FRANCOIS, are Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 27th day of August, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 5, BLOCK 28, UNIT 2, LEHIGH PARK, SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 65,OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on 07/28/2026
KEVIN C. KARNES
CLERK OF THE COURT
(SEAL) By: N Wright-Angad
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
25-52360
Jul. 31; Aug. 7, 2026 26-03064L

FIRST INSERTION

HERITAGE PALMS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the **"Board"**) of the Heritage Palms Community Development District (the **"District"**) will hold two (2) public hearings and a meeting on Monday, August 24, 2026, commencing at 8:00 a.m., at the Heritage Palms Golf and Country Club fitness center, upstairs, on 10435 Washingtonia Palm Way in Fort Myers, FL 33966.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026-2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operation and maintenance special assessments (**"Operation and Maintenance Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026-2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the annually recurring Operation and Maintenance Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy the Operation and Maintenance Assessments as finally approved by the Board and certify an assessment roll. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments:

The District imposes Operation and Maintenance Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operation, and maintenance budget. A description of the services to be funded by the Operation and Maintenance Assessments, and the properties to be benefited by the Operation and Maintenance Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property subject to the proposed Operation and Maintenance Assessments is identified in the map attached hereto.

Operation and Maintenance Assessments are levied on an Equivalent Residential Unit (**"ERU"**) basis. Each Unit Type within the District has been assigned a specific ERU for Operation and Maintenance Assessment purposes based upon the benefits received by such Unit Type pursuant to the District's adopted Operation and Maintenance Assessment methodology. Such Operation and Maintenance Assessment methodology further sets forth the number of ERUs assigned to each parcel in the District.

Description of Assessment Methodology Allocations:

The following Table 1 shows the current fiscal year's allocation of Operation and Maintenance Assessments per ERU and Unit Type, and the proposed Operation and Maintenance Assessments for Fiscal Year 2026-2027 per ERU and Unit Type.

Table 1: District Proposed Operation and Maintenance per ERU per Unit Type

Unit Type	ERU per Unit	Current (Fiscal Year 2025-2026) Operation and Maintenance Assessment Per ERU	Proposed Operation and Maintenance Assessment for Fiscal Year 2026-2027 per ERU
Residential	1	$375.00	$575.00

The following Table 2 shows the total Operation and Maintenance Assessments to be collected for each Unit Type and the total Operation and Maintenance Assessments collections anticipated for the District for the Fiscal Year 2026-2027.

Table 2. District Operation and Maintenance Totals:

Unit Type	Total ERUs	$/ERU	TOTAL
Residential	1662	$575.00	$955,650.00

The total amount of Operation and Maintenance Assessments to be collected as stated includes collection costs and/or early payment discounts, which Lee County (**"County"**) may impose on assessments that are collected on the County real property tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for Operation and Maintenance Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the Operation and Maintenance Assessments do not include any Bond debt service assessments previously levied by the District for bonds issued by the District and due to be collected for Fiscal Year 2026-2027.

For Fiscal Year 2026-2027, the District intends to have the Lee County Tax Collector collect the assessments imposed on all benefitted properties. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions:

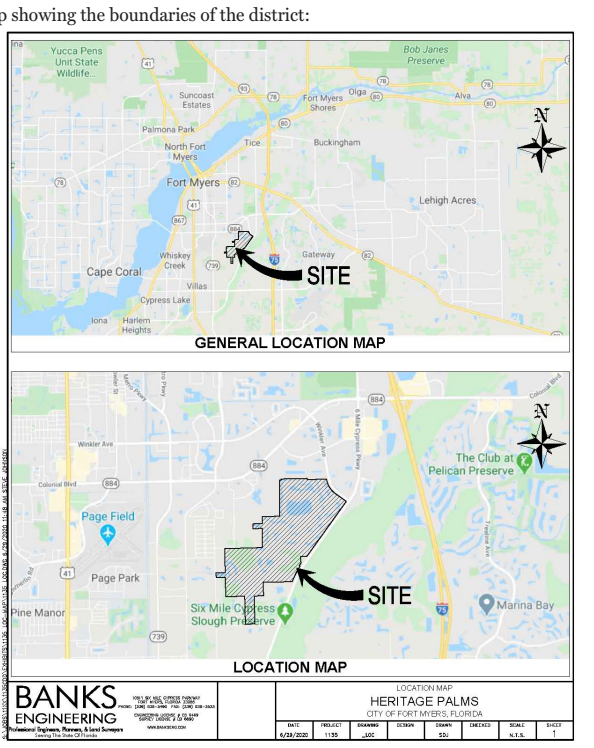
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Premier District Management, 3820 Colonial Boulevard, Suite 101, Fort Myers, FL 33966, Ph: (239) 690-7100, email: mrainwater@cddmanagement.com (**"District Manager's Office"**) during normal business hours or by visiting the District's website at heritagepalmscdd.com. Additionally, interested parties may refer to the District's website for the latest District information. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means.

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

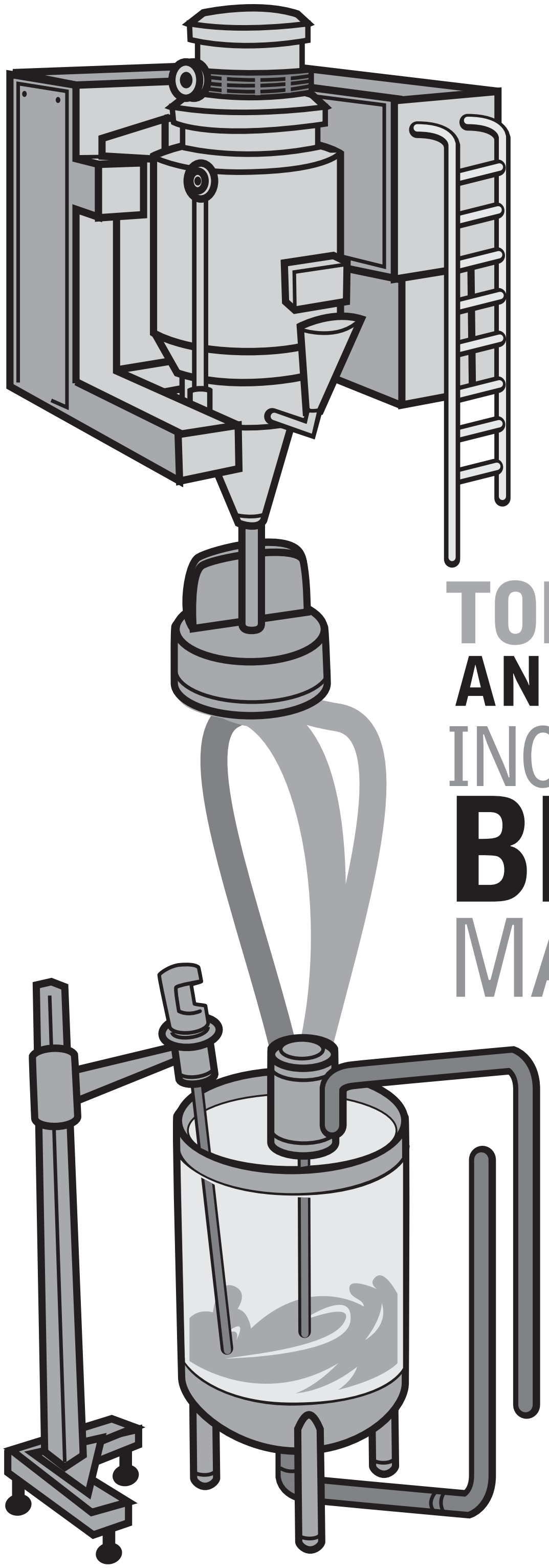
Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mandie Rainwater
District Manager

Map showing the boundaries of the district:



July 31; August 7, 2026 26-03071L



A special printing of a classic story illustrating the importance of protecting capitalism.

TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

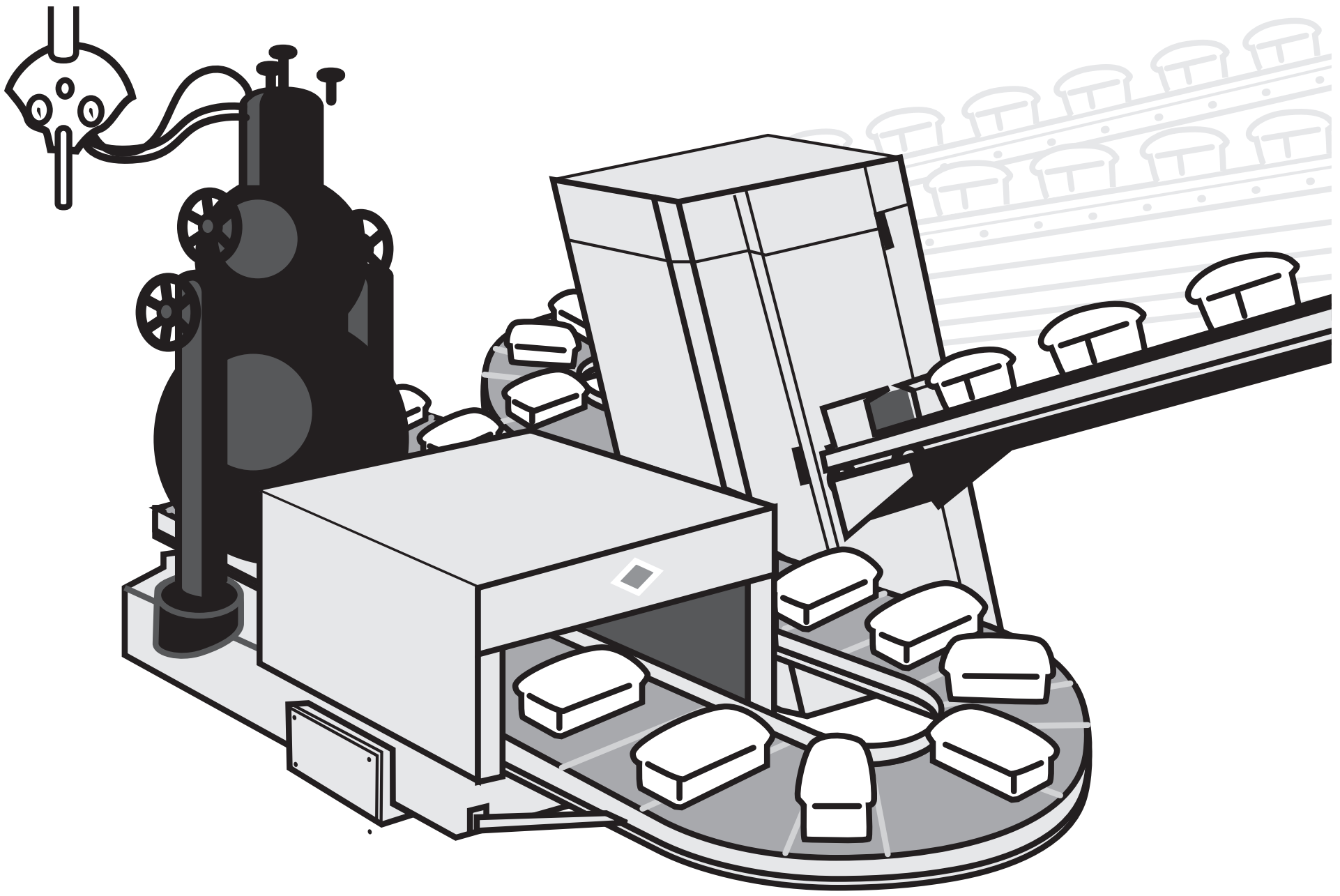
By R.W. Grant

Illustrations by Austin McKinley

This is the legend of a man whose name
Was a household word: a man whose fame
Burst on the world like an atom bomb.
Smith was his last name; first name: Tom.

The argument goes on today.
"He was a villain," some will say.
"No! A hero!" others declare.
Or was he both? Well, I despair;
The fight will last 'til kingdom come;
Was Smith a hero? Or was Smith a bum?
So, listen to the story and it's up to you
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized
In toys. So people were surprised
When they found that he instead
Of making toys, was baking bread!
The news was flashed by CBS
Of his incredible success.
Then NBC jumped in in force,
Followed by the Times, of course.
The reason for their rapt attention,
The nature of his new invention,
The way to make bread he'd conceived
Cost less than people could believe!
And not just make it! This device
Could in addition wrap and slice!
The price per loaf, one loaf or many:
The miniscule sum of under one penny!



Can you imagine what this meant?
Can you comprehend the consequent?
The first time yet the world well fed!
And all because of Tom Smith's bread!

Not the last to see the repercussions
Were the Red Chinese, and, of course, the Russians,
For Capitalist bread in such array

Threw the whole red block into black dismay!
Nonetheless, the world soon found
That bread was plentiful the world around.
Thanks to Smith and all that bread,
A grateful world was at last well fed!

But isn't it a wondrous thing
How quickly fame is flown?
Smith, the hero of today
Tomorrow, scarcely known!
Yes, the fickle years passed by.
Smith was a billionaire.

But Smith himself was now forgot,
Though bread was everywhere.
People, asked from where it came,
Would very seldom know.

They would simply eat and ask,
'Was not it always so?"

However, Smith cared not a bit,
For millions ate his bread,
And "Everything is fine," thought he.
"I'm rich and they are fed!"

Everything was fine, he thought?
He reckoned not with fate.
Note the sequence of events
Starting on the date
On which inflation took its toll,
And to a slight extent,
The price on every loaf increased:
It went to one full cent!

A sharp reaction quickly came.
People were concerned.
White House aide expressed dismay.
Then the nation learned
That Russia lodged a sharp protest.
India did the same.
"Exploitation of the Poor!"
Yet, who was there to blame?

And though the clamor ebbed and flowed,
All that Tom would say
Was that it was but foolish talk.
Which soon would die away.
And it appeared that he was right.
Though on and on it ran,
The argument went 'round and 'round
But stopped where it began.

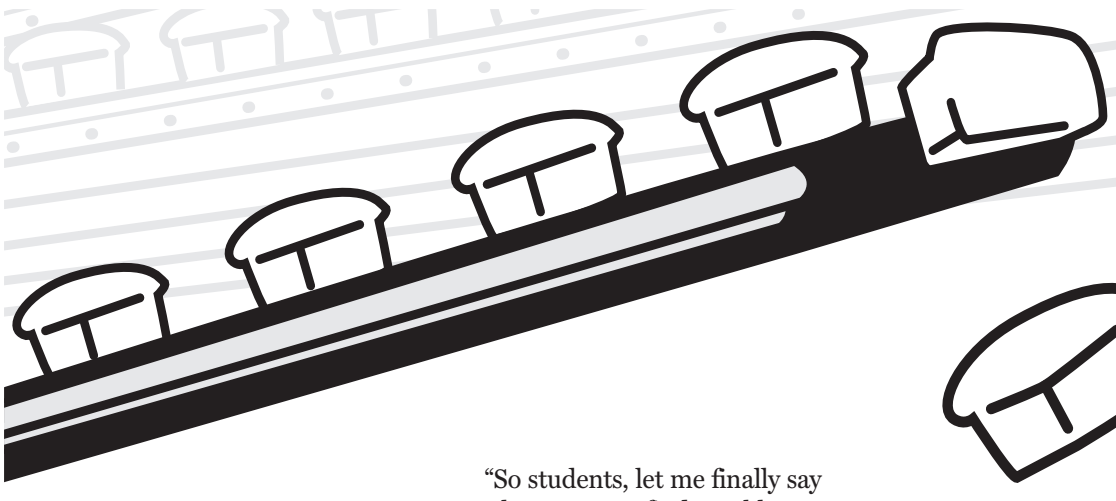
There it stopped, and people cried,
"For heaven's sake, we can't decide!
It's relative! Beyond dispute,
There's no such thing as 'absolute'!
And though we try with all our might,
Since nothing's ever black or white,
All that we can finally say is
'Everything one shade of grey is'!"
So people cried out, "Give us light!
We can't tell what's wrong from right!"

To comprehend confusion,
We seek wisdom at its source.
To whom, then did the people turn?
The Intellectuals, of course!

And what could be a better time
For them to take the lead,
Than at their International Conference
On Inhumanity and Greed.
For at this weighty conference,
Once each year we face
The moral conscience of the world—
Concentrated in one place.

At that mighty conference were
A thousand, more or less,
Of intellectuals and bureaucrats,
And those who write the press.
And from Yale and Harvard
The professors; all aware
The fate of Smith would now be known.
Excitement filled the air!

"The time has come," the chairman said
"To speak of many things:
Of duty, bread and selfishness,
And the evil that it brings.
For, speaking thus we can amend
That irony of fate
That gives to unenlightened minds
The power to create.



"Since reason tells us that it can't,
Therefore let us start
Not by thinking with the mind,
But only with the heart!
Since we believe in people, then,"
At last the chairman said,
'We must meet our obligation
To see that they are fed!"

And so it went, one by one,
Denouncing private greed;
Denouncing those who'd profit thus
From other people's need!

Then, suddenly each breath was held,
For there was none more wise
Than the nation's foremost Pundit
Who now rose to summarize:

"My friends," he said, (they all
exhaled)
'We see in these events
The flouting of the Higher Law—
And its consequence.
We must again remind ourselves
Just why mankind is cursed:
Because we fail to realize
Society comes first!

"Smith placed himself above the
group
To profit from his brothers.
He failed to see the Greater Good,
Is Service, friends, to Others!"

With boldness and with vision,
then,
They ratified the motion
To dedicate to all mankind
Smith's bread-and their devotion!

The conference finally ended.
It had been a huge success.
The intellectuals had spoken.
Now others did the rest.

The professors joined in all the
fuss,
And one was heard to lecture thus:
(For clarity, he spoke in terms
Of Mother Nature, birds and worms):

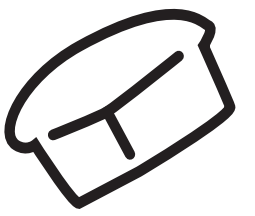
"That early birds should get the worm
Is clearly quite unfair.
Wouldn't it much nicer be
If all of them would share?
But selfishness and private greed

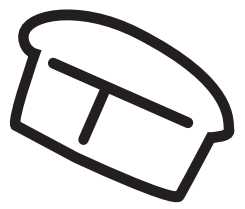
Seem part of nature's plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I'm sure you've heard the term
before
Is Business, Laissez-Faire!

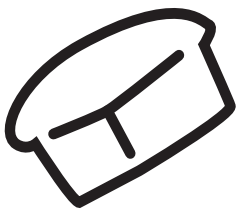
"So students, let me finally say
That we must find a nobler way.
So, let us fix the race that all
May finish side-by-side;
The playing field forever flat,
The score forever tied.
To achieve this end, of course,
We turn to government-and force.
So, if we have to bring Smith do
As indeed we should,
I'm sure you will agree with me,
It's for the Greater Good!"

Comments in the nation's press
Now scorned Smith and his plunder:
'What right had he to get so rich
On other people's hunger?"
A prize cartoon depicted Smith
With fat and drooping jowls
Snatching bread from hungry babes,
Indifferent to their howls.

One night, a TV star cried out,
"Forgive me if I stumble,
But I don't think, I kid you not,
That Smith is very humble!"
Growing bolder, he leaped up,







(Silencing the cheers)
"Humility!" he cried to all—
And then collapsed in tears!

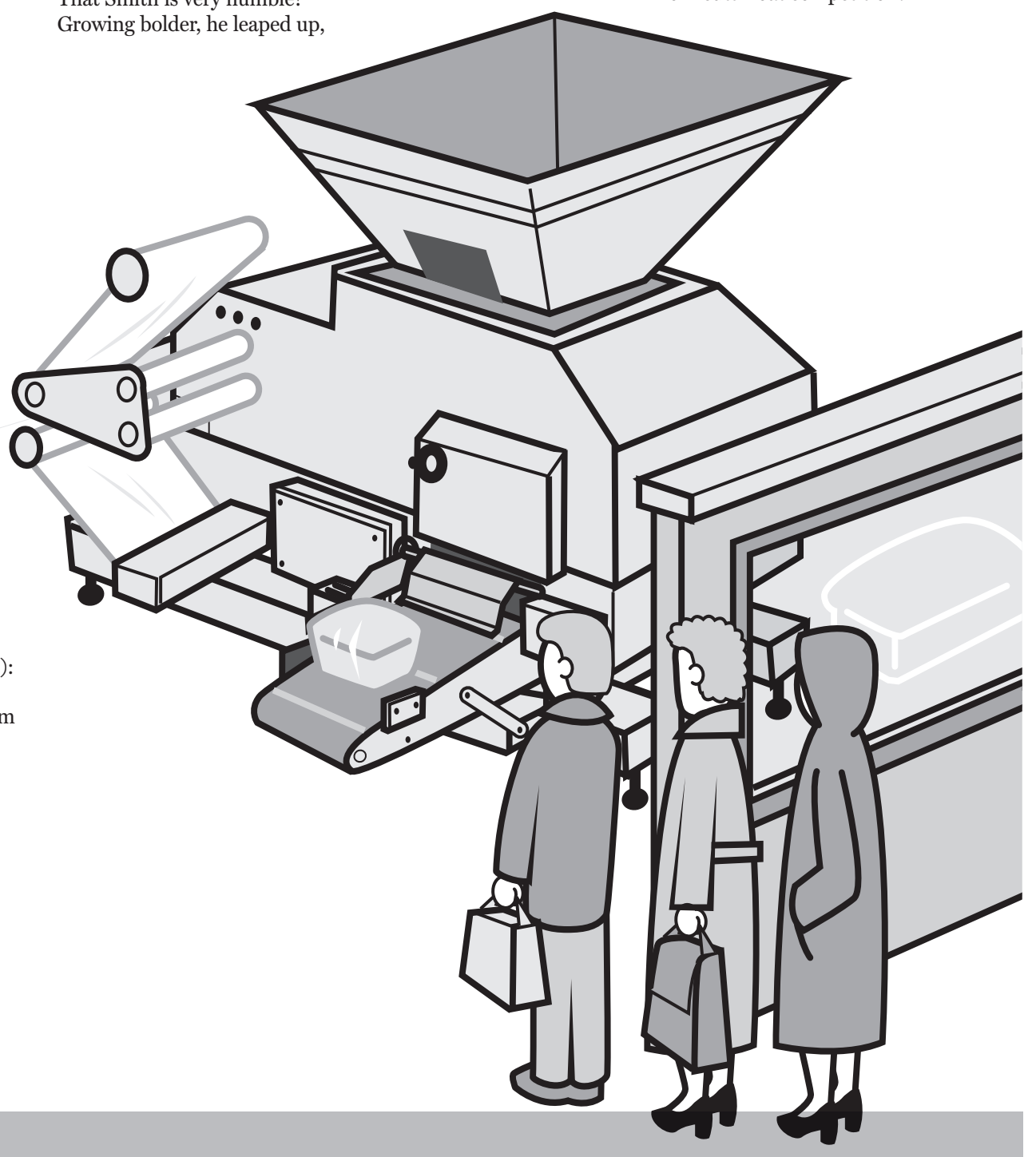
The clamor rises all about;
Now hear the politician shout:
'What's Smith done, so rich to be?
Why should Smith have more than thee?
So, down with Smith and all his greed;
I'll protect your right to need!"

Then Tom found to his dismay
That certain businessmen would say,
"The people now should realize
It's time to cut Smith down to size,
For he's betrayed his public trust
(And taken all that bread from us!)"

Well, since the Public does come first,
It could not be denied
That in matters such as this,
The public must decide.
So, SEC became concerned,
And told the press what it had learned:
"It's obvious that he's guilty
—Of what we're not aware—
Though actually and factually
We're sure there's something there!"

And Antitrust now took a hand.
Of course it was appalled
At what it found was going on.
The "bread trust" it was called.

"Smith has too much crust,"
they said. "A deplorable condition
That Robber Barons profit thus
From cutthroat competition!"



WELL!
This was getting serious!
So Smith felt that he must
Have a friendly interview
With SEC and 'Trust.
So, hat in hand, he went to them.
They'd surely been misled;
No rule of law had he defied.
But then their lawyer said:

"The rule of law, in complex times,
Has proved itself deficient.
We much prefer the rule of men.
It's vastly more efficient.

"So, nutshell-wise, the way it is,
The law is what we say it is!

"So, let me state the present rules,"
The lawyer then went on,
"These very simple guidelines
You can rely upon:
You're gouging on your prices
If you charge more than the rest.
But it's unfair competition
If you think you can charge less!
"A second point that we would make,
To help avoid confusion:
Don't try to charge the same amount,
For that would be collusion!

"You must compete—but not too much.
For if you do, you see,
Then the market would be yours—
And that's monopoly!
Oh, don't dare monopolize!
We'd raise an awful fuss,
For that's the greatest crime of all!
(Unless it's done by us!)"

"I think I understand," said Tom.
"And yet, before I go,
How does one get a job like yours?
I'd really like to know!"

The lawyer rose then with a smile;
"I'm glad you asked," said he.
"I'll tell you how I got my start
And how it came to be."

(His secretaries gathered 'round
As their boss did thus expound.)

'When I was a lad going off to school,
I was always guided by this golden rule:
Let others take the lead in things, for heaven's sake,
So if things go wrong-why, then it's their mistake!"
(So if things go wrong-why, then it's their mistake!)

"Following this precept it came to pass
I became the president of my senior class.
Then on to college where my profs extolled
The very same theory from the very same mold!"
(The very same theory from the very same mold!)

"Let others take the chances, and I would go along.
Then I would let them know where they all went wrong!
So successful was my system that then indeed,
I was voted most likely in my class to succeed!"
(He was voted most likely in his class to succeed!)

"Then out into the world I went, along with all the rest,
Where I put my golden rule to the ultimate test.
I avoided all of commerce at whatever the cost—
And because I never ventured, then I also never lost!"
(And because he never ventured, then he also never lost!)

'With this unblemished record then, I quickly caught the eye
Of some influential people 'mongst the powers on high.

And so these many years among the mighty I have sat,
Having found my niche as a bureaucrat!"
(Having found his niche as a bureaucrat')

"To be a merchant prince has never been my goal,
For I'm qualified to play a more important role:
Since I've never failed in business, this of course assures
That I'm qualified beyond dispute to now run yours!'
(That he's qualified beyond dispute to now run yours!)

"Thanks; that clears it up," said Tom.

The lawyer said, "I'm glad!
We try to serve the public good.
We're really not so bad!

"Now, in disposing of this case,
If you wish to know just how,
Go up to the seventh floor;
We're finalizing now!"

So, Tom went to the conference room
Up on the seventh floor.
He raised his hand, about to knock,
He raised it—but no more—
For what he overheard within
Kept him outside the door!
A sentence here, a sentence there—
Every other word—
He couldn't make it out (he hoped),
For this is what he heard:

"Mumble, mumble, let's not fumble!
Mumble, mumble, what's the charge?
Grumble, grumble, he's not humble?
Private greed? Or good of all?

"Public Interest, Rah! Rah! Rah!
Business, Business, Bah! Bah! Bah!

"Say, now this now we confess
That now this now is a mess!
Well now, what now do we guess?
Discharge? Which charge would be best?

"How 'bout 'Greed and Selfishness'?
Oh, wouldn't that be fun?
It's vague enough to trip him up
No matter what he's done!

'We don't produce or build a thing!
But before we're through,
We allow that now we'll show Smith how
We handle those who do!

'We serve the public interest;
We make up our own laws;
Oh, golly gee, how selflessly
We serve the public cause!

"For we're the ones who make the rules
At 'Trust and SEC,
So bye and bye we'll get that guy;
Now, what charge will it be?

"Price too high? Or price too low?
Now, which charge will we make?
Well, we're not loath to charging both
When public good's at stake!

"But can we go one better?
How 'bout monopoly?
No muss, no fuss, oh clever us!
Right-O! Let's charge all three!

"But why stop here? We have one more!
Insider Trading! Number four!
We've not troubled to define
This crime in any way so,
This allows the courts to find
Him guilty 'cause we say so!"

So, that was the indictment.
Smith's trial soon began.
It was a cause célèbre
Which was followed' cross the land.
In his defense Tom only said,
"I'm rich, but all of you are fed!
Is that bargain so unjust
That I should now be punished thus?"

Tom fought it hard all the way.
But it didn't help him win.
The jury took but half an hour
To bring this verdict in:

"Guilty! Guilty! We agree!
He's guilty of this plunder!
He had no right to get so rich
On other people's hunger!"

"Five years in jail!" the judge then said.
"You're lucky it's not worse!
Robber Barons must be taught
Society Comes First!
As flies to wanton boys," he leered,
"Are we to men like these!
They exploit us for their sport!
Exploit us as they please!"

The sentence seemed a bit severe,
But mercy was extended.
In deference to his mother's pleas,
One year was suspended.
And what about the Bread Machine?
Tom Smith's little friend?
Broken up and sold for scrap.
Some win. Some lose. The end.

EPILOGUE

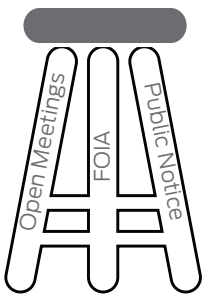
Now, bread is baked by government.
And as might be expected,
Everything is well controlled—
The public well protected.

True, loaves cost ten dollars each.
But our leaders do their best.
The selling price is half a cent.
Taxes pay the rest!

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

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Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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

1. Accessible

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

2. Archivable

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

3. Independent

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

4. Verifiable

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

Types Of Public Notices

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SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

THIRD INSERTION

NOTICE TO ALL POTENTIAL CLAIMANTS
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
FORT MYERS DIVISION
2:26-cv-2123-KCD-NPM
IN ADMIRALTY

TRICIA A. SPIVEY, individually, and as personal representative of the estate of Randall L. Spivey, Jr.,
Plaintiff, v.
UNKNOWN CLAIMANTS,
Defendants.

As the owner of a 2021 42' Freeman Boatworks LR, HULL ID# IGG42091J021 (the "vessel")-and pursuant to 46 U.S.C § 30501, et seq., and Supplemental Rule F of the Federal Rules of Civil Procedure TRICIA A. SPIVEY, individually and as the personal representative of the estate of Randall L. Spivey, Jr., filed a complaint on July 2, 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 a December 19, 2025 incident on the navigable waters in the Gulf of America over 75 miles southwest of Marco Island, Florida, involving Randall L. Spivey, Jr. and Brandon Billmaier, who departed for an offshore fishing trip on the vessel, but never returned home, and are presumed to have died at sea, as more fully described in the complaint. The court has accepted a letter of undertaking as interim security for all claims against the Plaintiff and the vessel. Pursuant to 46 U.S.C. § 30511(c), "all claims and proceedings against the owner related to the matter in question shall cease."

By September 10, 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 Plaintiff 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 Plaintiff counsel or be defaulted. Service on Plaintiff counsel may be made by delivery or mail to Richard J. McAlpin, or Christopher A. McAlpin of McAlpin Florez Marcotte, P.A., 9130 S Dadeland Blvd, Suite 1900, Miami, Florida 33156, telephone number (305) 810-5400.

DATED: July 13, 2026
Megan Mann, CLERK
(SEAL) By: Misti Bean
Deputy Clerk
Jul. 17, 24, 31; Aug. 7, 2026
26-02700L

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

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SECOND INSERTION

DUKE FARM STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Duke Farm Stewardship District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 14, 2026
TIME: 8:00 a.m.
LOCATION: 28100 Bonita Grande Drive, Suite #106
Bonita Springs, Florida 34135

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://dukefarmsd.net/.

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

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

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

District Manager
July 24, 31, 2026 26-02843L

SECOND INSERTION

CAPE CORAL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF AUDITOR SELECTION COMMITTEE AND RESHEDULED BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Cape Coral Town Center Community Development District (**"District"**) will hold a public hearing, Auditor Selection Committee and rescheduled meeting as follows:

DATE: August 18, 2026
TIME: 1:00 PM
LOCATION: Cape Coral-Lee County Public Library,
Conference Room,
921 S.W. 39th Terrace,
Cape Coral, FL 33914

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). The regular meeting and public hearing will take place immediately following the adjournment of the Auditor Selection Committee meeting where the Board may consider any other business that may properly come before it. The Auditor Selection Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2025. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, 407-723-5900 (**"District Manager's Office"**), during normal business hours.

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

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Jane Gaarlandt
District Manager
July 24, 31, 2026 26-02779L

SECOND INSERTION

UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (Board) of the University Square Community Development District (District) will hold a public hearing on August 13, 2026 at 12:00 p.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (Fiscal Year 2026/2027). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the oIices of the District Manager, Premier District Management, by mail at 3820 Colonial Blvd, Suite 101, Fort Myers, FL, 33966 or by phone at 239-690-7100 (District Manager's office), during normal business hours, or by visiting the District's website, http://universitysquarecdd.net/. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's OIice at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mandie Rainwater
District Manager
July 24, 31, 2026 26-02780L

--- PUBLIC SALES ---

SECOND INSERTION

SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Savanna Lakes Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 14, 2026
TIME: 1:30 p.m.
LOCATION: 10461 Six Mile Cypress Parkway
Fort Myers, Florida 33966

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website, http://savannalakescdd.net/.

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

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

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

District Manager
July 24, 31, 2026 26-02876L

SECOND INSERTION

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the "**Board**") of Kingston One Community Development District (the "**District**") will hold two (2) public hearings and a meeting on **August 19, 2026 at 2:00 p.m.** at the offices of Cameratta Companies located at 21101 Design Parc Ln. #103, Estero, FL 33928.

The purposes of the public hearings are to receive public comments and objections on the Fiscal Year 2026-2027 proposed final budget ("**Proposed Budget**"), to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the Proposed Budget upon the lands located within the District, and to provide for the levy, collection, and enforcement of the non-ad valorem assessments. The public hearings are being conducted pursuant to Chapters 190 and 197, Florida Statutes. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the Proposed Budget, preliminary assessment roll and/or the agenda for the meeting/hearings may be obtained from the offices of the District Manager by contacting 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, phone: (813) 873-7300; email: bryan.radcliff@inframark.com. In accordance with Section 189.016, Florida Statutes, the Proposed Budget will be posted on the District's website https://www.kingstononecdd.com/ at least two (2) days before the public hearing date.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when Board members or District staff may participate by speaker telephone or other electronic means.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Bryan Radcliff
District Manager
July 24, 31, 2026 26-02778L

SECOND INSERTION

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Saltleaf Community Development District ("District") will hold a public hearing and regular meeting:

DATE: August 14, 2026
TIME: 3:00 p.m.
LOCATION: Estero Community Church
21115 Design Parc Ln.
Estero, Florida 33928

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website, https://saltleafcdd.net/.

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

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

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

District Manager
July 24, 31, 2026 26-02875L

SECOND INSERTION

V-DANA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the "**Board**") of V-Dana Community Development District (the "**District**") will hold two (2) public hearings and a meeting on **August 19, 2026 at 1:30 p.m.** at the offices of Cameratta Companies located at 21101 Design Parc Ln. #103, Estero, FL 33928.

The purposes of the public hearings are to receive public comments and objections on the Fiscal Year 2026-2027 proposed final budget ("**Proposed Budget**"), to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the Proposed Budget upon the lands located within the District, and to provide for the levy, collection, and enforcement of the non-ad valorem assessments. The public hearings are being conducted pursuant to Chapters 190 and 197, Florida Statutes. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the Proposed Budget, preliminary assessment roll and/or the agenda for the meeting/hearings may be obtained from the offices of the District Manager by contacting 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, phone: (813) 873-7300; email: bryan.radcliff@inframark.com. In accordance with Section 189.016, Florida Statutes, the Proposed Budget will be posted on the District's website http://vdanacdd.com/ at least two (2) days before the public hearing date.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when Board members or District staff may participate by speaker telephone or other electronic means.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Bryan Radcliff
District Manager
July 24, 31, 2026 26-02775L

--- PUBLIC SALES / ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-004760
IN RE: The Marriage of
Jessica Kathleen Williamson
Petitioner
and
James Aloysious Williamson
Respondent
TO: James Aloysious Williamson
7870 NW 167th Place, Trenton, Florida 32693-7533

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica Kathleen Williamson whose address is 801 Copper Leaf Court, St. Johns, Florida 32259 on or before 08/17/2026, 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: 07/06/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
July 10, 17, 24, 31, 2026 26-02630L

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-004590
IN RE: The Marriage of
Helen Rebecca Fouts
Petitioner
and
Navin Mewalal Ramnarine
Respondent
TO: Navin Mewalal Ramnarine
Unknown, Unknown, Unknown Unknown

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 Helen Rebecca Fouts whose address is 2819 49th Street W, Lehigh Acres, Florida 33971 on or before 08/10/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 06/29/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
July 10, 17, 24, 31, 2026 26-02583L

SECOND INSERTION

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Verandah East Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 12, 2026
TIME: 1:00 p.m.
LOCATION: 11390 Palm Beach Boulevard, First Floor
Fort Myers, Florida 33905

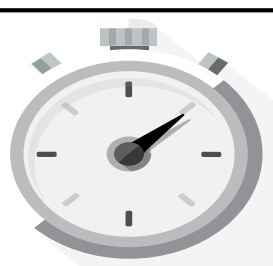
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at www.verandahcdds.net.

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

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

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

District Manager
July 24, 31, 2026 26-02776L


SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10237

SECOND INSERTION

UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (Board) of the University Village Community Development District (District) will hold a public hearing on August 13, 2026 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (Fiscal Year 2026/2027). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the oIices of the District Manager, Premier District Management, by mail at 3820 Colonial Blvd, Suite 101, Fort Myers, FL, 33966 or by phone at 239-690-7100 (District Manager's office), during normal business hours, or by visiting the District's website, http://universityvillagecdd.net/. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mandie Rainwater
District Manager
July 24, 31, 2026 26-02781L

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No. 26-CA-2884
SIRIPHANH J. GOMEZ,
Plaintiff, vs.
JASON N. KOONS, SHUREE DURAN a/k/a SHUREE MARISCAL, and DESTINY VILLANUEVA FAVELA,
Defendants.
TO: JASON N. KOONS
264 Ground Dove Circle
Lehigh Acres, Florida 33936
DESTINY VILLANUEVA FAVELA
112 Gibson Street
Fort Myers, Florida 33905

YOU ARE NOTIFIED that an action for a) a DECLARATORY JUDGMENT, b) EJECTMENT; and c) to QUIET TITLE as to the following property, located at 1410 Washington Avenue, Lehigh Acres, Lee County, Florida 33972, more particularly described as:

Lot 7, Block 27, Unit 7, Section 15, Township 44 South, Range 27 East, Lehigh Acres, as recorded in Plat Book 15, Page 27, of the Public Records of Lee County, Florida.

has been filed against you in the Circuit Court of Lee County, Florida, and you are required to serve a copy of your written defenses, if any, to it on Darrin R. Schutt, Esq., plaintiff's attorney, whose address is 12601 New Brittany Boulevard, Fort Myers, Florida 33907 (Tel. 239-540-7007), on or before August 11, 2026, and file the original with the Clerk of Court, PO Box 310, Fort Myers, Florida 33902, either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 07/02/2026
KEVIN C. KARNES
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk
Darrin R. Schutt, Esq.,
plaintiff's attorney,
12601 New Brittany Boulevard,
Fort Myers, Florida 33907
(Tel. 239-540-7007)
July 10, 17, 24, 31, 2026 26-02585L

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-005051
IN RE: The Marriage of
Barbara Gayle Scott
Petitioner
and
Zachary Michael Fetterhoff
Respondent
TO: Zachary Michael Fetterhoff
151 Glynlea Road, Jacksonville, Florida 32216-9015

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 Barbara Gayle Scott whose address is 1123 Ibis Road, Jacksonville, Florida 32216 on or before 08/24/2026, 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: 07/15/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
Jul. 24, 31; Aug. 7, 14, 2026
26-02852L

Q&A
Do I need to register my business' name?
Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.
VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com
To publish your legal notice call:
941-906-9386
LV18237_V7

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 25-CC-008166
DANFORTH LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
CATHERINE MOLINERO-FRAZIER,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on July 10, 2026, 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:

LOT 43, BLOCK J, DANFORTH LAKES, PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 42-47, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Commonly known as: 8917 Fawn Ridge Dr, Fort Myers, FL 33912

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on November 19, 2026 at 9:00 am.

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

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

DATED this day of 07/22/2026
(SEAL) By: N Wright-Angad
Kevin C. Karnes, Clerk of Court
Leland Wilson,
Leland@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 339907
July 24, 31, 2026 26-02932L

SECOND INSERTION

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Verandah West Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 12, 2026
TIME: 2:00 p.m.
LOCATION: 11390 Palm Beach Boulevard, First Floor
Fort Myers, Florida 33905

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at www.verandahcdds.net.

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

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

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

July 24, 31, 2026 26-02777L

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR Lee COUNTY, FLORIDA
Case No.: 26-DR-003001
Trinisa Gibson,
Petitioner,
and
Shaquor Byfield,
Respondent,
TO: Shaquor Byfield
10720 Springfield Blvd, Queens Village NY 11429

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 Trinisa Gibson, whose address is 10121 Shephard St ,Estero Fl 33967 on or before 08/10/2026, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King Jr. Blvd 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.

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 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: 07/01/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
July 10, 17, 24, 31, 2026 26-02594L

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-004751
IN RE: The Marriage of
Angel Louis Sanabria
Petitioner
and
Nikki Michelle Sanabria
Respondent
TO: Nikki Michelle Sanabria
22409 Nw 176th Place, High Springs, Florida 32643-7236

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 Angel Louis Sanabria whose address is 22409 Nw 176th Place, High Springs, Florida 32643 on or before 08/11/2026, 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: 07/02/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
July 10, 17, 24, 31, 2026 26-02619L

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-1762
IN RE: ESTATE OF SHARON RODD Deceased.

The administration of the estate of Sharon Rodd, deceased, whose date of death was April 21, 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 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 July 24, 2026.

Personal Representative:
Michael Majeskie
S. 55 W 31619 State Road 59
North Prairie, Wisconsin 53153
Attorney for Personal Representative:
Amy Meghan Neaher
Attorney for Michael Majeskie
Florida Bar Number: 190748
SAFE HARBOR LAW FIRM
5237 Summerlin Commons Blvd., Ste 103
Fort Myers, Florida 33907
Telephone: (239) 317-3116
E-Mail: amy@safeharborlawfirm.com
Secondary E-Mail:
lisa@safeharborlawfirm.com
July 24, 31, 2026 26-02783L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL, IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1825
IN RE: ESTATE OF MIKE MARCELO YOUNG A/K/A MICHAEL MARCELO YOUNG, 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 MIKE MARCELO YOUNG a/k/a MICHAEL MARCELO YOUNG, deceased, File Number 26-CP-1825, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; and that the names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

ALL INTEREST 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 July 24, 2026.

Person Giving Notice:
Signed by: Sherry Perez
SHERRY PEREZ
3917 Country Club Blvd., Unit 202
Cape Coral, Florida 33904
Attorney for Person Giving Notice
/s/ T. Brandon Mace
T. BRANDON MACE, Esq.
Florida Bar Number: 122413
Kemp & Mace, P.A.
12661 New Brittany Blvd
FORT MYERS, FL 33907
Telephone: (239) 278-1800
Fax: (239) 278-0608
Brandon@kempandmace.com
Michelle@kempandmace.com
July 24, 31, 2026 26-02782L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 26-CP-2107
Division: Probate
IN RE: ESTATE OF MARY JANE WENNER Deceased.

The administration of the estate of Mary Jane Wenner, deceased, whose date of death was May 26, 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 July 24, 2026.

Personal Representative:
William W. Wenner, Jr.
21490 Strada Nuova Circle, Unit 302
Estero, FL 33928
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@sbshlaw.com
Secondary E-Mail:
tcorsini@sbshlaw.com
July 24, 31, 2026 26-02786L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001441
IN RE: ESTATE OF VALERIA ARROYO ROBELO, A/K/A VALERIA A. ROBELO, A/K/A VALERIA ROBELO, Deceased.

The administration of the estate of Valeria Arroyo Robelo, a/k/a Valeria A. Robelo, a/k/a Valeria Robelo, deceased, whose date of death was October 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 07/24/2026

Salvador Robelo, Jr.
Personal Representative
3221 Cottonwood Bend, Apt. 502
Fort Myers, Florida 33905
Andrew Ponnock
Attorney for Personal Representative
Florida Bar Number: 195420
10100 West Sample Road, 3rd floor
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (800) 809-1774
E-Mail: andy@ponnocklaw.com
July 24, 31, 2026 26-02788L

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-1914
IN RE ESTATE OF CRISPIN VITUG MERCADO, Deceased.

The administration of the estate of CRISPIN VITUG MERCADO, deceased, whose date of death was November 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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 July 24, 2026.

Personal Representative:
/s/ Aurora Nina Vitug Mercado
AURORA NINA VITUG MERCADO
14240 A and W Bulb Road
Fort Myers, FL 33908
Attorney for Personal Representative:
/s/ Theresa Daniels, Esq.
THERESA DANIELS, ESQ.
Daniels Law, P.A.
P.O. Box 570
Bokeelia, FL 33922
(239) 214-6010
tad@DanielsLawPA.com
Attorney for Personal Representative
July 24, 31, 2026 26-02784L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001670
IN RE: ESTATE OF MARY ANN TOMLAK Deceased.

The administration of the estate of MARY ANN TOMLAK, deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Boulevard, 2nd floor, 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 July 24, 2026.

Personal Representative:
MICHAEL TOMLAK
2481 Pebble Beach Drive
Oakland, Michigan 48363
Attorney for Personal Representative:
/s/ Thomas F. LaTorre
THOMAS F. LATORRE, ESQ.
Attorney for Personal Representative
Florida Bar Number: 1044329
SAFE HARBOR LAW FIRM
5237 Summerlin Commons Blvd. #103
Fort Myers, Florida 33907
Telephone: (239) 317-3116
E-Mail: tom@safeharborlawfirm.com
July 24, 31, 2026 26-02789L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002073
IN RE: ESTATE OF MAYER L. WINOGRAD, Deceased.

The administration of the estate of MAYER L. WINOGRAD, deceased, whose date of death was May 14, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by 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 July 24, 2026.

Personal Representatives:
HOWARD K. COHEN
4730 Via Napoli
Bonita Springs, FL 34134
MELISSA WINOGRAD HATTER
137 E. 36th Street # 5B
New York, NY 10016
Attorney for Personal Representatives:
LISA H. LIPMAN
Florida Bar No. 030485
Fisher Broyles, LLP
999 Vanderbilt Beach Road, Suite 200
Naples, Florida, 34108
Telephone: 239-480-0420
E-mail: lisa.lipman@fisherbroyles.com
Secondary E-mail:
lisa.lye@fisherbroyles.com
July 24, 31, 2026 26-02785L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1692
Division PROBATE
IN RE: ESTATE OF SUSAN KUSHNIER Deceased.

The administration of the estate of SUSAN KUSHNIER, deceased, whose date of death was April 26, 2026, 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 Floor, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of notice this is July 24, 2026.

Personal Representative:
/s/ Conrad Willkomm
(Jun 1, 2026 23:31:41 EDT)
WILLIAM CONRAD WILLKOMM, A/K/A CONRAD WILLKOMM
3201 Tamiami Trail North, Second Floor
Naples, Florida 34103
Attorney for Personal Representative:
/s/ Conrad Willkomm
(Jun 1, 2026 23:31:41 EDT)
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm P.A.
3201 Tamiami Trail North,
Second Floor
Naples, FL 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
July 24, 31, 2026 26-02858L

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-2078
IN RE: ESTATE OF DIANE M. ARENDS, Deceased.

The administration of the estate of DIANE M. ARENDS, deceased, whose date of death was December 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 24, 2026.

Personal Representative:
s/John R. Arends
JOHN R. ARENDS
4205 W Obispo Street
Tampa, FL 33629
Attorney for Personal Representative:
s/Edward E. Wollman
EDWARD E. WOLLMAN
Florida Bar No. 618640
E-mail: ewollman@wga-law.com
Alt. E-mail: pleadings@wga-law.com
RYAN CLELAND
Florida Bar No. 1049777
Email: rcleland@wga-law.com
Alternate Email:
pleadings@wga-law.com
Attorneys for Personal Representative
WOLLMAN, GEHRKE & ASSOCIATES, PA
2235 Venetian Court, Suite 5
Naples, FL 34109
Telephone:239-435-1533
Facsimile: 239-435-1433
July 24, 31, 2026 26-02787L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001903
IN RE: ESTATE OF BETSY VANDERCAR
Deceased.

The administration of the estate of BETSY VANDERCAR, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 July 24, 2026.

Personal Representative:
Signed by: Gordon Long
Gordon Long
47 C Esquire Dr.
Manchester Connecticut 06042
Attorney for Personal Representative:
/s/ Alvaro C. Sanchez
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Secondary E-Mail:
courtfilings@capecoralattorney.com
July 24, 31, 2026 26-02929L

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-2158
IN RE: ESTATE OF KUMAR S. REDDY,
Deceased.

The administration of the estate of Kumar S. Reddy, deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 July 24, 2026.

Personal Representative:
Andre Reddy
919 Garden Street, Apt. 3
Hoboken, NJ 07030
Attorney for Personal Representative:
Blake W. Kirkpatrick
Attorney for Petitioner
Florida Bar No. 0094625
Wilson & Johnson
2425 Tamiami Trail N., Suite 211
Naples, Florida 34103
Telephone: 239-436-1500
Email:
bwkirkpatrick@naplesestatelaw.com
ewhittier@naplesestatelaw.com
4931-0545-2689, v. 1
July 24, 31, 2026 26-02937L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2124
Division Probate
IN RE: ESTATE OF JANET WATSON HARTON
Deceased.

The administration of the estate of Janet Watson Harton, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Blvd, Ft. Myers, 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 July 24, 2026.

Personal Representative:
Ronnie Lynn Harton
3538 Tomlinson St.
Bonita Springs, Florida 34134
Attorney for Personal Representative:
Jeffrey R. Grant, Attorney
Florida Bar Number: 63918
von Briesen & Roper, s.c.
3555 Kraft Rd., 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
July 24, 31, 2026 26-02927L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002186
Division Probate
IN RE: ESTATE OF ZANE SHAREIF ZEIDAN
Deceased.

The administration of the estate of Zane Shareif Zeidan, deceased, whose date of death was May 27, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 July 24, 2026.

Personal Representative:
Ned Zeidan
519 Samuel Street,
Davenport, FL 33897
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
July 24, 31, 2026 26-02928L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002153
Division Probate
IN RE: ESTATE OF MARILYN FRANCES GARDENER
Deceased.

The administration of the estate of Marilyn Frances Gardener, deceased, whose date of death was December 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, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 July 24, 2026.

Personal Representative:
James H. Gardener
13355 Whispering Oaks Drive
Fort Myers, Florida 33905
Attorney for Personal Representative:
Karen L. Kayes
E-mail Addresses: kkayes@wnj.com
Florida Bar No. 0039993
Warner Norcross + Judd LLP
700 Terrace Point Road, Suite 350
Muskegon, Michigan 49440
Telephone: (231) 727-2600
34512585-1
July 24, 31, 2026 26-02930L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25 CA 003297
REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff, vs.
SIMON GRINSHTEYN, UNKNOWN SPOUSE OF SIMON GRINSHTEYN, MELANIE L. GRINSHTEYN, UNKNOWN SPOUSE OF MELANIE L. GRINSHTEYN, DISCOVER BANK, SUNCOAST CREDIT UNION, SANDS ESTATE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment dated July 16, 2026, entered in Case No.: 25-CA-003297 of the Circuit Court in and for Lee County, Florida, wherein, are the Defendants, SIMON GRINSHTEYN, UNKNOWN SPOUSE OF SIMON GRINSHTEYN MELANIE L. GRINSHTEYN, UNKNOWN SPOUSE OF MELANIE L. GRINSHTEYN, DISCOVER BANK, SUNCOAST CREDIT UNION, SANDS ESTATE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, that I will sell to the higest and best bidder for cash by electronic sale at www.lee.realforeclose.com, beginning at 9:00 am on August 13, 2026, on the following described real property as set forth in the Final Judgment:

Legal:
LOT 2, BLOCK 4982-B, SANDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2012000044927, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
ALSO KNOWN AS 4406 DANNY AVENUE, CAPE CORAL, FL 33914.

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 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 17 day of July, 2026.

Kevin C. Karnes
Clerk of Circuit Court
(SEAL) By: T Mann
Deputy Clerk
July 24, 31, 2026 26-02921L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002042
Division P
IN RE: ESTATE OF MARLIS JEAN ANDERSON
Deceased.

The administration of the estate of MARLIS JEAN ANDERSON, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 July 24, 2026.

Personal Representative:
CRAIG ANDERSON
1374 South Venetian Way, Unit A
Miami, Florida 33139
Attorney for Personal Representative:
RONALD L. SIEGEL, Attorney
Florida Bar Number: 254509
BRINKLEY MORGAN
2255 Glades Road, Suite 414E
Boca Raton, FL 33431
Telephone: (561) 241-3113
Fax: (561) 241-3226
E-Mail:
probatelaw@brinkleymorgan.com
Secondary E-Mail:
joelle.vera@brinkleymorgan.com
July 24, 31, 2026 26-02926L

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-995
IN RE: ESTATE OF RICHARD L. DUNMIRE,
Deceased.

The administration of the estate of Richard L. Dunmire, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 24, 2026.

Sandra S. Dunmire,
Personal Representative
506 Santa Barbara St.,
N. Fort Myers, FL 33903
/s/ Matthew A. Linde
Matthew A. Linde, Esq.
Florida Bar No: 528791
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 939-7100
Facsimile: (239) 939-7104
malinde@lindegould.com
courtfilings@lindegould.com
Attorney for the Personal Representative
July 24, 31, 2026 26-02938L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2171
Division Probate
IN RE: ESTATE OF V. KENT GREEN A/K/A VERLYN KENT GREEN a/k/a VERLYN K. GREEN,
Deceased.

The administration of the estate of V. KENT GREEN A/K/A VERLYN KENT GREEN A/K/A VERLYN K. GREEN, deceased, whose date of death was August 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, 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 July 24, 2026.

Personal Representative:
JOY R. GREEN
c/o Todd L. Bradley, Esq.
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N, Ste. 400
Naples, Florida 34103
Attorney for Personal Representative:
TODD L. BRADLEY, ESQ.
Florida Bar No. 0898007
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N, Ste. 400
Naples, Florida 34103
Telephone: (239) 262-8311
E-mail Addresses:
tbradley@cl-law.com;
msmith@cl-law.com
July 24, 31, 2026 26-02939L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-005981
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
DENYS BELLO, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on August 27, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lot 5 and 6, Block 5504, CAPE CORAL UNIT 91, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 88 through 98, inclusive, of the Public Records of Lee County, Florida.
Property Address: 3918 Northwest 40th Terrace, Cape Coral, FL 33993

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

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

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

WITNESS my hand and official seal of this Honorable Court this day of 07/22/2026

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad
DEPUTY CLERK
Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
July 24, 31, 2026 26-02931L

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA
PROBATE DIVISION
File Number: 36-2026-CP 001990
IN RE: ESTATE OF
ANTHONY J. DELUCIA,
Deceased.

The administration of the estate of ANTHONY J. DELUCIA, deceased, File Number 36-2026-CP 001990, is pending in the Circuit Court for Lee County, Florida, Probate Division, the physical and mailing address of which are Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901 and P.O. Box 9346, Fort Myers, Florida 33902, respectively. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of the first publication of this Notice is July 24, 2026.

Personal Representative:
Mary R. Bouchard
2053 SW Mayflower Drive
Palm City, Florida 34990
Attorney for Personal Representative:
PORTIA B. SCOTT, CHARTERED
Portia B. Scott
Florida Bar Number: 9555
921 SE Central Parkway
Stuart, Florida 34994
Telephone: (772) 287-0096
Florida Bar E-Services Addresses:
kcc@attorneystuartflorida.com
July 24, 31, 2026 26-02861L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No.: 26-CP-002127
Division: Probate
IN RE: ESTATE OF
BRADLEY GERALD YOUNG,
Deceased.

The administration of the Estate of Bradley Gerald Young, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 July 24, 2026.

Personal Representative:
Tomeasha Bowser
18218 Iris Road
Fort Myers, FL 33967
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
4901-9367-5953, v. 1
July 24, 31, 2026 26-02895L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002137
Division Probate
IN RE: ESTATE OF
HELEN R. LAUDA
Deceased.

The administration of the estate of Helen R Lauda, deceased, whose date of death was June 7, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 July 24, 2026.

Personal Representative:
Julie Grusch
524 Meadowlake Ct
Washington, PA, 15301
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
July 24, 31, 2026 26-02839L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2024
IN RE: ESTATE OF
BARBARA A. BRANNAN a/k/a
BARBARA A.
BRANNAN-WINTERSTEIN,
Deceased.

The administration of the estate of Barbara A. Brannan, deceased, whose date of death was June 17, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 24, 2026.

Personal Representative:
Michael S. Brannan
11241 Winchester Rd
Asheville, OH 43103
Attorney for Personal Representative:
Marve Ann M. Alaimo
Florida Bar No. 117749
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2964
malaimo@porterwright.com
flprobate@porterwright.com
July 24, 31, 2026 26-02841L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1735
IN RE: ESTATE OF
FLORENE LAMB
Deceased.

The administration of the estate of FLORENE LAMB, deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal 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 July 24, 2026.

Personal Representative:
/s/ Teresa Ann Kuster
TERESA ANN KUSTER
465 Randy Lane
Fort Myers Beach, Florida 33931
Attorney for Personal Representative:
/s/ Thomas F. LaTorre
THOMAS F. LATORRE, ESQ.
Florida Bar Number: 1044329
Safe Harbor Law Firm
5237 Summerlin Commons Boulevard, #103
Fort Myers, Florida 33907
Telephone: (239) 317-3116
E-Mail: tom@safeharborlawfirm.com
July 24, 31, 2026 26-02859L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 26-CP-2085
Division: Probate
IN RE: ESTATE OF
BARBARA A. CANNING
Deceased.

The administration of the estate of Barbara A. Canning, deceased, whose date of death was April 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, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 24, 2026.

Personal Representative:
Webster B. Canning, Jr.
7386 Golf Villa Drive
Fort Myers, Florida 33967
Attorney for Personal Representative:
Hayley 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@sbshlaw.com
Secondary E-Mail:
tcorsini@sbshlaw.com
July 24, 31, 2026 26-02881L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001656
Division Probate
IN RE: ESTATE OF
JACQUELINE ANN BUSH
Deceased.

The administration of the estate of Jacqueline Ann Bush, deceased, whose date of death was May 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 24, 2026.

Personal Representative:
JULIE STOPPER
1359 Snowberry Lane
Medina, Ohio 44256
Attorney for Personal Representative:
JEFFREY M. FOLKMAN
Attorney
Florida Bar Number: 0685641
HAHN LOESER & PARKS LLP
5811 Pelican Bay Boulevard, Suite 650
Naples, Florida 34108
Telephone: (239) 254-2950
Fax: (239) 254-2940
E-Mail: jmf@hahnlaw.com
Secondary E-Mail:
cpiglia@hahnlaw.com
21577098.1
July 24, 31, 2026 26-02882L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1972
Division Probate
IN RE: ESTATE OF
WILLIAM L. WARD
Deceased.

The administration of the estate of William L. Ward, deceased, whose date of death was February 15, 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., 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 7/24/2026.

Personal Representative:
DocuSigned by: William Ward
William E. Ward
2043 Grandview Farms Ct.
Bethel Park, Pennsylvania 15102
Attorney for Personal Representative:
/s/ Jeffrey Grant
Jeffrey R. Grant, Attorney
Florida Bar Number: 63918
von Briesen & Roper, s.c.
3555 Kraft Rd., 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
July 24, 31, 2026 26-02837L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001820
IN RE: ESTATE OF
LINDA L. MILLER
Deceased.

The administration of the Estate of Linda L. Miller, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is East Entrance, Justice Center Proper, 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.

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

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

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

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

The date of first publication of this notice is July 24, 2026.

Personal Representative:
Michael J. Pavlichko
9635 Eaton Gardens Lane, Unit 205
Fort Myers, Florida 33919
Attorney for Personal Representative:
Lisa Curia George
Florida Bar Number: 1033829
Hagen Law Firm
5290 Summerlin Commons Way, Suite 1003
Fort Myers, FL 33907
Telephone: (239) 275-0808
Fax: (239) 275-3313
E-Mail: lisa@mikehagen.com
Secondary E-Mail:
pat@mikehagen.com
July 24, 31, 2026 26-02842L

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.

LV18237_V34

--- ESTATE ---

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-005057
IN RE: The Marriage of
Gary Lawrence Richie
Petitioner
and
Joy Ann Hamilton
Respondent
TO: Joy Ann Hamilton
3507 Broadway, Apt. 103, West Palm Beach, Florida 33407

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 Gary Lawrence Richie whose address is 8185 Belvidere Road, Apt. 4202, West Palm Beach, Florida 33411 on or before 08/24/2026, 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: 07/15/2026

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

Jul. 24, 31; Aug. 7, 14, 2026
26-02900L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-006039
LAKEVIEW LOAN SERVICING LLC
Plaintiff vs.
JOSEPH THEODORE KAY; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF JOSEPH THEODORE KAY; SYNCHRONY BANK; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC as Nominee for NEWDAY FINANCIAL LLC; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property,
Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Lee County, Florida will sell the following property situated in Lee County, Florida described as:

LOTS 4 AND 5, BLOCK 372, ST. JAMES CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26,PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 2751 Oleander Street Saint James City FL 33956

at public sale, to the highest and best bidder for cash, at www.lee.realforeclose.com, at 9:00 a.m. on September 24, 2026.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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: 07/17/2026

KEVIN C. KARNES,
Clerk of the Court
(SEAL) By: T Mann
Deputy Clerk

Law Office of Gary Gassel, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322 / (941) 365-0907 (Fax)
July 24, 31, 2026 26-02850L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 26-CP-001857
Division: Probate
IN RE: THE ESTATE OF JOHN R. ANTHONY, Deceased.

The administration of the estate of JOHN R. ANTHONY, deceased, who was a resident of Lee County, Florida, and whose date of death was March 19, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Junior 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.

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

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

The date of death of the decedent is March 19, 2026.

The date of first publication of this notice is July 24, 2026.

Personal Representative:
SHARON E. GRECO
130 Russell Avenue
Orange, Connecticut 06477
Attorney for Personal Representative:
WENDY MORRIS
Attorney for Personal Representative
Florida Bar Number: 890537
MORRIS LAW OFFICES, LLC
23150 Fashion Drive Ste 233
Estero, Florida 33928
Telephone: (239) 908-8033
E-Mail: wendy@wendymorris.com
July 24, 31, 2026 26-02838L

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-001215
IN RE: ESTATE OF CARSON PATRICK Deceased.

The administration of the Estate of Carson Patrick, deceased, whose date of death was June 3, 2025, File No. 26-CP-001215, is pending in the Circuit Court for Lee County, Florida, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The estate is intestate and the names and addresses of the personal representative and the personal representative's counsel are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court, ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY 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: July 24, 2026.

Personal Representatives:
Brandi Patrick
Attorney for Personal Representative:
RITA M. JACKMAN
Florida Bar #107180
YOUR ADVOCATES, PA
2050 McGregor Boulevard
Fort Myers, Florida 33901
(239) 689-1096 Phone
(239) 791-8132 Facsimile
rjackman@your-advocates.org
ngargano@your-advocates.org
July 24, 31, 2026 26-02840L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001596
IN RE: ESTATE OF MICHAEL JAMES BOYLAN, Deceased.

The administration of the estate of MICHAEL JAMES BOYLAN, Deceased, whose date of death was May 3, 2026, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of notice this is July 24, 2026.

DANIEL BOYLAN,
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
July 24, 31, 2026 26-02857L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-005048
DIVISION: H
1 SHARPE OPPORTUNITY INTERMEDIATE TRUST,
Plaintiff, vs.
HOOK WINE & SINKER 239, LLC, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on August 13, 2026 at 9:00 am EST, at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida:

LOT 20 AND THE SOUTH 1/2 OF LOT 21, BLOCK A, ESTERO BAY SHORES, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 11, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 24519 DOLPHIN ST., BONITA SPRINGS, FL 34134

pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CA-005048 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated 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 in accordance with Florida Statutes, Section 45.031.

WITNESS MY HAND and seal of this Court on 07/17/2026

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

Law Offices of Damian G. Waldman, Esq.
PO Box 5162
Largo, FL 33779
727-538-4160;
service@dwaldmanlaw.com
July 24, 31, 2026 26-02848L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002087
Division: Probate
IN RE: ESTATE OF FREDDY L. MILLER, 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 Freddy L. Miller, deceased, File Number 26-CP-002087, 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 April 26, 2026; that the total value of the Estate is $52,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Tina M. Winkler
3553 Edgewood Avenue,
Fort Myers, FL 33916
Amy L. Harrington
12195 Old Rodeo Drive,
Alva, FL 33920

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 date of first publication of this Notice is July 24, 2026.

Persons Giving Notice:
Tina M. Winkler
3553 Edgewood Ave.,
Fort Myers, FL 33916
Amy L. Harrington
12195 Old Rodeo Dr.,
Alva, FL 33920
Attorney for Persons Giving Notice:
Kevin A. Kyle, Attorney
Florida Bar Number: 980595
Schoenfeld Kyle & Associates LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
4930-8456-7991, v. 1
July 24, 31, 2026 26-02904L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File #26-CP-1852
IN RE: THE ESTATE OF MICHAEL L. WINTERS Deceased.

The administration of the estate of Michael L. Winters, deceased, File No. 26-CP-1852, is pending in the Circuit Court Lee County, Florida, Probate Division, the address of which is Judge Kyle S. Cohen, 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 24, 2026.

Personal Representative:
Debra Winters
Attorney for Personal Representative:
Brian McNamara, Esq.
Florida Bar No. 98022
McNamara Legal Services, P.A.
5425 Park Central Court,
Naples, FL 34109
Telephone: 239-204-4766
July 24, 31, 2026 26-02860L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001794
IN RE: ESTATE OF JOHN WILLIAM MCCORMACK, Deceased.

The administration of the estate of JOHN WILLIAM MCCORMACK, deceased, whose date of death was November 22, 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 July 24, 2026.

Personal Representative:
Signed by: Sheryl McCormack
Sheryl McCormack
2540 SE 21st Place
Cape Coral, FL 33904
Attorney for Personal Representative:
/s/ Alvaro C. Sanchez
ALVARO C. SANCHEZ, ESQ.
Attorney for Petitioner
Burandt, Adamski, Feichthaler & Sanchez, PLLC
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel (239) 542-4733
FAX (239) 542-9203
FLA BAR NO. 105539
Primary Email:
alvaro@capecoralattorney.com
Secondary Email:
courtfilings@capecoralattorney.com
July 24, 31, 2026 26-02908L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002016
Division Probate
IN RE: ESTATE OF CELESTINA C. PRIOLI a/k/a CELESTE PRIOLI 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 CELESTINA C. PRIOLI a/k/a CELESTE PRIOLI, deceased, File Number 26-CP-002016, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr Boulevard, Fort Myers, Florida 33901; that the decedent's date of death was March 5, 2026; that the total value of the exempt estate is $265,000.00 and the total value of the non-exempt estate is $1,000.00, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Celeste Perno
611 Jacaranda Parkway E.
Cape Coral, FL 33909
Carmine A. Prioli
3923 Stonycreek Rd.
Chapel Hill, NC 27514-9550
Marie Mitchell
483 Geraldine Drive
Coventry, CT 06238
Joanne Chenette
424 48th St. Ct. W.
Palmetto, FL 34221
Natalie Burrell
1100A Golden Horseshoe Cir.
Morrisville, NC 27560

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 July 24, 2026.

Persons Giving Notice:
Celeste Perno
Carmine A. Prioli
Marie Mitchell
Joanne Chenette
Natalie Burrell
Attorney for Persons Giving Notice
Tasha Warnock, Esq.
Florida Bar Number: 116474
The Warnock Law Group LLC
6843 Porto Fino Circle
Fort Myers, Florida 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
twarnock@warnocklawgroup.com
July 24, 31, 2026 26-02894L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1373
IN RE: ESTATE OF PROSPERE DANIEL, Deceased.

The administration of the estate of PROSPERE DANIEL, deceased, whose date of death was December 6, 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.

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 July 24, 2026.

Personal Representative:
MICHELET DANIEL
14890 Mystic Lake Circle, Unit 10108
Naples, FL 34119
Attorney for Personal Representative:
PHILIP V. HOWARD, Esq.
Attorney
Florida Bar Number: 106970
Hahn Loeser & Parks LLP
2400 First Street, Suite 300
Fort Myers, Florida 33901
Telephone: (239) 337-675
E-Mail: phoward@hahnlaw.com
Secondary E-Mail:
jstone@hahnlaw.com
21685066.1
July 24, 31, 2026 26-02836L

SECOND INSERTION

HABITAT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the **"Board"**) of the Habitat Community Development District (the **"District"**) will hold two (2) public hearings and a meeting on Tuesday, August 18, 2026, commencing at 3:30 p.m., at the Bella Terra Clubhouse on 20070 Bella Terra Blvd in Estero, Florida.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026-2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operation and maintenance special assessments (**"Operation and Maintenance Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026-2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the annually recurring Operation and Maintenance Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy the Operation and Maintenance Assessments as finally approved by the Board and certify an assessment roll. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes Operation and Maintenance Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operation, and maintenance budget. A description of the services to be funded by the Operation and Maintenance Assessments, and the properties to be benefited by the Operation and Maintenance Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property subject to the proposed Operation and Maintenance Assessments is identified in the map attached hereto.

Operation and Maintenance Assessments are levied on an Equivalent Residential Unit ("ERU") basis. Each Unit Type within the District has been assigned a specific ERU for O&M Assessment purposes based upon the benefits received by such Unit Type pursuant to the District's adopted Operation and Maintenance Assessment methodology. Such Operation and Maintenance Assessment methodology further sets forth the number of ERUs assigned to each parcel in the District.

Description of Assessment Methodology Allocations:

The following Table 1 shows the current fiscal year's allocation of Operation and Maintenance Assessments per ERU and Unit Type, and the proposed Operation and Maintenance Assessments for Fiscal Year 2026-2027 per ERU and Unit Type.

Table 1: District Proposed Operation and Maintenance per ERU per Unit Type

Unit Type	ERU per Unit	Current (Fiscal Year 2025-2026) Operation and Maintenance Assessment Per ERU	Proposed Operation and Maintenance Assessment for Fiscal Year 2026-2027 per ERU
Multifamily	1	$735.69	$860.69
Duplex 35	1	$735.69	$860.69
Single Family 50	1	$735.69	$860.69
Single Family 60	1	$735.69	$860.69
Single Family 75	1	$735.69	$860.69

The following Table 2 shows the total Operation and Maintenance Assessments to be collected for each Unit Type and the total Operation and Maintenance Assessments collections anticipated for the District for the Fiscal Year 2026-2027.

Table 2. District Operation and Maintenance per ERU per Unit Type

Unit Type	Total ERUs	$/ERU	TOTAL
Multifamily	336	$860.69	$289,191.84
Duplex 35	477	$860.69	$410,549.13
Single Family 50	497	$860.69	$427,762.96
Single Family 60	408	$860.69	$351,161.52
Single Family 75	181	$860.69	$155,784.89
			$1,634,450.31

The total amount of Operation and Maintenance Assessments to be collected as stated includes collection costs and/or early payment discounts, which Lee County ("County") may impose on assessments that are collected on the County real property tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for Operation and Maintenance Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the Operation and Maintenance Assessments do not include any Bond debt service assessments previously levied by the District for bonds issued by the District and due to be collected for Fiscal Year 2026-2027.

For Fiscal Year 2026-2027, the District intends to have the Lee County Tax Collector collect the assessments imposed on all benefitted properties. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions:

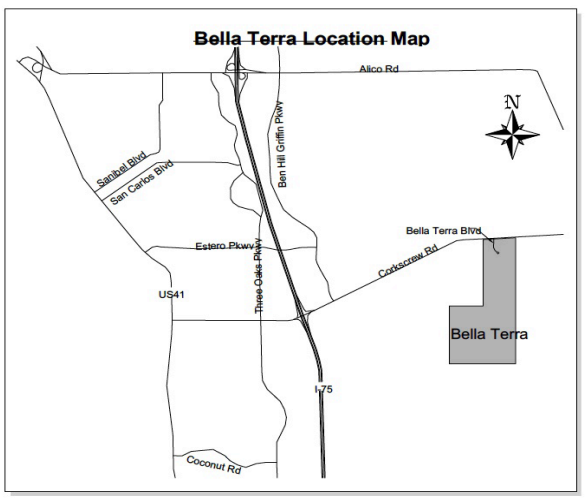
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Premier District Management, 3820 Colonial Boulevard, Suite 101, Fort Myers, FL 33966, Ph: (239) 690-7100, email: mrainwater@cddmanagement.com ("District Manager's Office") during normal business hours or by visiting the District's website at habitatcdd.org. Additionally, interested parties may refer to the District's website for the latest District information. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mandie Rainwater
District Manager

Map showing the boundaries of the district:



July 24, 31, 2026 26-02936L

SECOND INSERTION

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors for the Beach Road Golf Estates Community Development District (**"District"**) will hold the following two public hearings and a regular meeting on August 17, 2026 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2027"**). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Lot	1,459	1	$298.75

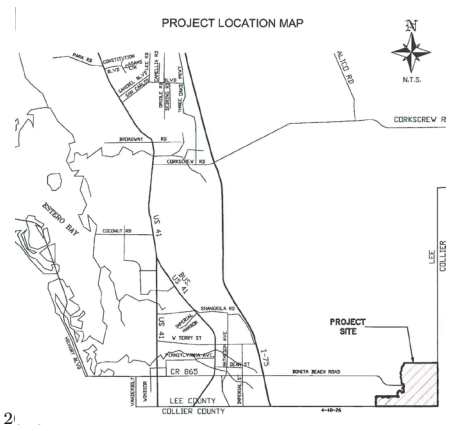
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2027. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office").** The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 24, 31, 2026 26-02922L

--- ACTIONS / SALES ---

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-004919
IN RE: The Marriage of
Peter Orlando Duncan
Petitioner
and
Natalie Bartley
Respondent
TO: Natalie Bartley
188 Sutter Avenue, Apt. 12b, Brooklyn, New York 11212-4605

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 Peter Orlando Duncan whose address is 727 16th Avenue South, Saint Petersburg, Florida 33701 on or before August 28, 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: 07/17/2026

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

Jul. 24, 31; Aug. 7, 14, 2026
26-02917L

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, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMA LEACH,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on July 13, 2026, 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 PARCEL WHICH INCLUDES UNIT/CERTIFICATE NO.43 OF SUN-N-FUN HOMEOWNERS ASSOCIATION, INC, A COOPERATIVE AS SET FORTH IN THE COOPERATIVE DOCUMENTS AND THE EXHIBITS ANNEXED THERETO 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.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on August 13, 2026 at 9:00 am

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

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

DATED this day of 07/22/2026

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

Leland Wilson,
Leland@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 339907
July 24, 31, 2026 26-02933L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 26-CA-003645
ANA MARILIA RAMOS BOBO
Plaintiff, vs.
ALAIN MARSOLLE, et al AND ALL OTHER PERSONS OR LEGAL ENTITIES CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; JOHN DOE And JANE DOE,
Defendants.
TO: ALAIN MARSOLLE, PO BOX 7632, FORT LAUDERDALE, FL 33338

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County has been filed against you:

Lot 35, Block 22, Unit 5, LEHIGH ACRES, Section 11, Township 45 South, Range 27 East, according to the map or plat thereof as recorded in Plat Book 15, Page 155, in the Public Records of Lee County, Florida.

You are required to serve a copy of your written defenses, if any, to it on Sanchez Law Practice, PL., the plaintiff's attorney, whose address is 153 E. Flagler St; #140, Miami, FL 33131 on or before August 31, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED July 21, 2026

Kevin C Karnes
(SEAL) By: K Shoap
Deputy Clerk

Sanchez Law Practice, PL.,
the plaintiff's attorney,
153 E. Flagler St; #140,
Miami, FL 33131
Jul. 24, 31; Aug. 7, 14, 2026
26-02919L

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISIDICTION DIVISION
Case No. 26-CA-002854
A & D MORTGAGE LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert James Agrella a/k/a Robert J. Agrella, Deceased; Heatherton Manor Condominium Association, Inc.; Elizabeth L. Marzocco
Defendants.
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert James Agrella a/k/a Robert J. Agrella, Deceased
Last Known Address: Unknown

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

UNIT NO. 11 OF HEATHERTON MANOR, A CONDOMINIU ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 1498, PAGE 749, AND AS FURTHER AMENDED, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on July 21, 2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01170
July 24, 31, 2026 26-02920L

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-004835
DIVISION: I
Sunflower Equity, LLC
Plaintiff, -vs.-
William George Baker; Nelly Sanchez Traux a/k/a Nelly Sanchez-Traux; Erindale One, LLC, a Florida Limited Liability Company; Walter S. Topic, as Personal Representative of the Estate of Josephine Topic AKA Josephine G. Topic; Walter S. Topic; J, Condon LLC; Midpoint Cooling & Heating Inc; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-004835 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Sunflower Equity, LLC, Plaintiff and William George Baker are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on September 3, 2026, the following described property as set forth in said Final Judgment, to-wit:

Property Address: 4231 Erindale Drive, North Fort Myers, FL 33903

a. Legal Description: LOT 1, ERINDALE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 49 AND 50, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND FROM THE SOUTHWEST CORNER OF LOT 2 OF SAID ERINDALE SUBDIVISION, RUN N. 0° 10' 13" E. 88.00 FEET ALONG THE WEST LINE OF SAID LOT 2 OF THE POINT OF BEGINNING; THENCE CONTINUE N. 0° 10' 13" E. 90.00 FEET; THENCE S. 89° 49' 47" E. 3.00 FEET; THENCE S. 0° 10' 13" W. 90.00 FEET; THENCE N. 89° 49' 47" W. 3.00 FEET TO THE POINT OF BEGINNING.
b. Parcel ID No. 16-44-24-02-00000.0010

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

07/20/2026

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
25-333566 FC01 SFZ
July 24, 31, 2026 26-02886L

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of August, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 22 Beth Stacey Blvd, Lehigh Acres, FL, 33936. Jaynes, Melisa CLOTHES, SOFA SET, E BIKE, GUITAR; Rosario, Hector Manuel TOOLBOX, CHAIRS, SOFA, ICE MAKER, OUTSIDE FURNITURE, WINE COOLER, GAS TANK; Lozano, Jorge DRESSER, COOLER, GAME TABLE, BOXES; Martinez, Vivian BEDROOM MATTRESS AND BED FRAME, E SCOOTER, POTS, SOFA SET Sale is subject to cancellation in the event of settlement between owner and obligated party.

July 24, 31, 2026 26-02795L

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-003926
Division: FAMILY
ANUM TANVIR,
Petitioner,
and
YASIR ANSARI,
Respondent,
TO: YASIR ANSARI
3125 SW 26th Place, Cape Coral, Florida 33914

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 ANUM TANVIR through her attorney MICHELE S. BELMONT, whose address is 8270 COLLEGE PWKY, SUITE 2021, FORT MYERS, FL 33919 on or before 08/24/2026, and file the original with the clerk of this Court at 1700 MONROE STREET, FORT MYERS, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: Vehcile currently in Lee County FL

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

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

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

Dated: 07/15/2026

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

Jul. 24, 31; Aug. 7, 14, 2026
26-02853L

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
LV10239

THIRD INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 26-CA-002069
MAIQUEL GUZMAN,
Plaintiff, vs.
WILLIAM NELSON
Defendants.
TO: WILLIAM NELSON
Address Unknown

YOU ARE HEREBY NOTIFIED that a petition for Negligence has been filed and commenced in this court and you are required to serve a copy of your written defenses, if any, to it on Walter A. Arguelles of Arguelles Legal, PL, attorney for Petitioner, whose address is 3971 SW 8th Street, Suite 308 Miami, FL 33135, (305) -771 – 3425, eservice@arguelleslegal.com and file the original with the clerk of the above styled court on or before August 19, 2026; otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

DONE AND ORDERED in Chambers at Lee County, Florida on this 10th day of July, 2026.

KEVIN C. KARNES,
as Clerk of said Court
(SEAL) By: K Harris
as Deputy Clerk

Walter A. Arguelles
Arguelles Legal, PL,
attorney for Petitioner,
3971 SW 8th Street, Suite 308
Miami, FL 33135,
(305) -771 – 3425,
eservice@arguelleslegal.com
Jul. 17, 24, 31; Aug. 7, 2026
26-02661L

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-003915
IN RE: The Marriage of
Sandra Beatrice Lightbourn
Petitioner
and
Anthony Sheldon McLean
Respondent
TO: Anthony Sheldon McLean
40 Gates Avenue, Apt. 3d, Brooklyn, New York 11221

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 Sandra Beatrice Lightbourn whose address is 10610 Washington Street, Pembroke Pines, Florida 33025 on or before August 17, 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: 07/08/2026

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

Jul. 17, 24, 31; Aug. 7, 2026
26-02696L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 08/13/26 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

1054 Jennifer Feggi Bikes, Clothes, Boxes

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

July 24, 31, 2026 26-02796L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-005615
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
ROSE MARIE JEAN MARY, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 14, 2026 and entered in Case No. 25-CA-005615 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein ERNSEAU ALCIDE AND ROSE MARIE JEAN MARY, et. al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on August 13, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 12, UNIT 5 LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
and commonly known as: 4540-4542 25TH ST SW, LEHIGH ACRES, FL 33973 (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 WITHIN 60 DAYS AFTER THE SALE.

WITNESS my hand and the seal of the court on 07/22/2026

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
July 24, 31, 2026 26-02935L

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-005289
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
MARCELLA M. DIDLEY; PARKWOODS VII HOMEOWNERS ASSOCIATION, INC.;
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 29, 2026 and entered in Case No. 25-CA-005289, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and MARCELLA M. DIDLEY; UNKNOWN SPOUSE OF MARCELLA M. DIDLEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; PARKWOODS VII HOMEOWNERS ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 4, BUILDING NO. 12310, PARKWOODS VII, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST RUN S 1 DEGREES 11'16" E ALONG THE WEST LINE OF SAID EAST HALF (E 1/2) FOR 330.50 FEET TO THE CENTERLINE OF PARK MEADOWS DRIVE; THENCE RUN N 89 DEGREES 18'30" E, ALONG SAID CENTERLINE FOR 422.52 FEET; THENCE RUN S 1 DEGREES 11'36" E, FOR 168.85 FEET; THENCE RUN S 88 DEGREES 48'24"W, FOR 76.83 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N 88 DEGREES 48'24" E FOR 36.33 FEET; THENCE RUN N 1 DEGREES 11'36" W FOR 31.00 FEET; THENCE RUN S 88 DEGREES 48'24" W FOR 36.33 FEET; THENCE RUN S 1 DEGREES 11'36" E FOR 31.00 FEET TO THE POINT OF BEGINNING.
BEARINGS ARE FROM PLAT OF UNIT NO. 6, PINE MANOR, A SUBDIVISION, PLAT BOOK 12, PAGE(S) 82, 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 07/17/2026

KEVIN C. KARNES
As Clerk of said Court
(SEAL) By T Mann
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.: 25-01178 NML
V6.20190626
July 24, 31, 2026 26-02862L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, STATE OF FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-003933
ROBERT BARTHO, LEGAL OWNER VIA NON-TRUST CUSTODIAL IRA WITH AMERICAN ESTATE & TRUST,
Plaintiff, vs.
ROBERT D. KASPER, CHERYL M. KASPER, PALMETTO PINE ESTATES HOMEOWNERS ASSOCIATION, INC., and CITY OF CAPE CORAL,
Defendants.

NOTICE IS HEREBY GIVEN, pursuant to the Uniform Final Judgment of Foreclosure entered on July 16, 2026, in Case No. 25-CA-003933 of the Circuit Court for the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein Robert Bartho, legal owner via Non-Trust Custodial IRA with American Estate & Trust, is the Plaintiff, and Robert D. Kasper, Cheryl M. Kasper, Palmetto Pine Estates Homeowners Association, Inc., and the City of Cape Coral are the Defendants, the Clerk of the Circuit Court will sell to the highest bidder for cash the property situated in Lee County, Florida, described as:

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

The sale will be conducted electronically, online at https://lee.realforeclose.com, beginning at 9:00 a.m. on August 13, 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk reports the surplus as unclaimed.

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 20th day of July, 2026.

07/22/2026

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

By: /s/ Ross M Mabery
Ross M. Mabery, Esq.
Perry G. Gruman, P.A.
FBN: 101939
3400 W. Kennedy Blvd.
Tampa, FL 33609
813-870-1614
ross@grumanlaw.com
July 24, 31, 2026 26-02934L

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 2026-CC-3452
COLONIAL COUNTRY CLUB OF LEE COUNTY MASTER ASSOCIATION, INC., a Florida corporation not for profit,
Plaintiff, vs.
THOMAS PATRICK COOPER; BARCLAYS BANK DELAWARE; and UNKNOWN TENANT(S) IN POSSESSION,
Defendants.
TO: THOMAS PATRICK COOPER
10038 OAKHURST WAY
FORT MYERS, FL 33913
AND
TO: UNKNOWN TENANT(S) IN POSSESSION
10038 OAKHURST WAY
FORT MYERS, FL 33913

YOU ARE HEREBY NOTIFIED that an action to foreclose a claim of lien for unpaid assessments on the following property in Lee County, Florida:

Lot 19, Colonial Country Club Parcel 111, according to the map or plat thereof, as recorded in Plat Book 78, Page(s) 49 through 52, inclusive, of the Public Records of Lee County, Florida.

has been filed against you, THOMAS PATRICK COOPER and UNKNOWN TENANT(S) IN POSSESSION, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address are as follows:

Steven M. Falk, Esq.
Falk Law Firm, P.A.
7400 Trail Blvd., Suite 103
Naples, FL 34108

and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; on or before thirty (30) days after the first publication of this Notice or otherwise, a default will be entered against you for the relief demanded in the Complaint for Foreclosure.

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: July 21, 2026.

KEVIN C. KARNES,
CLERK OF COURTS
(SEAL) By: K Shoap
As Deputy Clerk

Steven M. Falk, Esq.
Falk Law Firm, P.A.
7400 Trail Blvd., Suite 103
Naples, FL 34108
Telephone: 239-596-8400
July 24, 31, 2026 26-02918L

FOURTH INSERTION

NOTICE OF ACTION – PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 26-CA-2792
SAMLAND LLC,
Plaintiff, v.
REINALDO CUELLAR, if living, and if deceased, his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; JOSE ALMEIDA, if living, and if deceased, his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; PETER FORMAN, if living, and if deceased, his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; and ALL UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN, OR CLAIM IN THE PROPERTY DESCRIBED HEREIN,
Defendants.

TO: REINALDO CUELLAR, if living, and if deceased, his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; JOSE ALMEIDA, if living, and if deceased, his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; PETER FORMAN, if living, and if deceased, his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; and ALL UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN, OR CLAIM IN THE PROPERTY DESCRIBED HEREIN

YOU ARE NOTIFIED that an action to quiet title to real property located in Lee County, and described as follows:

LOT 1, BLOCK 77, UNIT 8, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS.
Parcel ID: 36-44-26-L4-08077.0010
and
LOT 2, BLOCK 77, UNIT 8, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS.
Parcel ID: 36-44-26-L4-08077.0020 ("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 August 11, 2026, after first publication of the notice 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 Complaint to Quiet Title.

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

07/02/2026

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

Reinaldo Rodriguez, Esq.,
McIntyre & Bermudez, PLLC,
1520 Royal Palm Square Blvd.,
Suite 210,
Fort Myers, Florida 33919
July 10, 17, 24, 31, 2026 26-02584L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2144
Division Probate
IN RE: ESTATE OF WILLIAM MATTS
Deceased.

The administration of the estate of William Matts, deceased, whose date of death was March 15, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 24, 2026.

Personal Representative:
Paul Daviet
275 County Road 579
Bloomsbury, NJ 08804
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
July 24, 31, 2026 26-02913L

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-003850
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I,
Plaintiff, v.
SUGAR BEACH ESTATES (US) LP, A FLORIDA LIMITED PARTNERSHIP, 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 July 6, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-003850, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I is the Plaintiff, and SUGAR BEACH ESTATES (US) LP, A FLORIDA LIMITED PARTNERSHIP, BD CAPITAL SE, LLC, CARMEN CAMPAGNARO and SUGAR ESTATES (US) 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 August 20, 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 33, 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: 5276 Estero Blvd., Fort Myers, 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.

Date: 07/15/2026

KEVIN KARNES
CLERK OF THE 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
25-000145-2
July 24, 31, 2026 26-02791L

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-006858
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
PATRICIA C. CHUNN, TRUSTEE OF THE PATRICIA C. CHUNN REVOCABLE TRUST, DATED NOVEMBER 21, 2014, AS AMENDED AND RESTATED JUNE 20, 2022 AND PATRICIA C. CHUNN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 16, 2026, and entered in 25-CA-006858 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and PATRICIA C. CHUNN; PATRICIA C. CHUNN, TRUSTEE OF THE PATRICIA C. CHUNN REVOCABLE TRUST, DATED NOVEMBER 21, 2014, AS AMENDED AND RESTATED JUNE 20, 2022; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 26, SPRING RUN AT THE BROOKS, PHASE III, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 64, PAGES 78 THROUGH 82, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 9220 SPRING RUN BLVD, ESTERO, FL 34135

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 07/17/2026

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-369392 - MaM
July 24, 31, 2026 26-02864L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 25-CA-006653
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
LINDSEY ELLEN WOOTTON A/K/A LINDSEY WOOTTON; UNKNOWN SPOUSE OF LINDSEY ELLEN WOOTTON A/K/A LINDSEY WOOTTON; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated July 16, 2026 entered in Civil Case No. 25-CA-006653 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and LINDSEY ELLEN WOOTTON a/k/a LINDSEY WOOTTON, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at LEE County's On-Line Public Auction website: https://www.lee.realforeclose.com, at 9:00 A.M. on September 03, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

LOTS 7 AND 8. BLOCK 4556, CAPE CORAL UNIT 68. ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 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.

Dated this 17 day of July, 2026.

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

FRENKEL LAMBERT WEISMAN & GORDON, LLP
Attorney for Plaintiff
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, FL 33301
Telephone: (954) 522-3233 |
Fax (954) 200 7770
04-102734-F00
July 24, 31, 2026 26-02849L

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.: 26-CA-001376
UNION HOME MORTGAGE CORPORATION,
Plaintiff, vs.
SAMELLE NOELSAINT MASSENAT; JEAN CLAUDE CLERANT
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 for LEE County shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 13 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 59, UNIT 6, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 15, PAGE 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2806 69TH ST 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 07/17/2026

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
26-00621
July 24, 31, 2026 26-02872L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY,
CIVIL DIVISION
CASE NO.: 25-CA-004959
NEXUS NOVA LLC,
Plaintiff, vs.
WILLIAM HOFER; JANICE HOFER; ALTA MAR CONDOMINIUM ASSOCIATION, INC.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 16, 2026, in Case No. 25-CA-004959 of the Circuit Court of the Lee Judicial Circuit, in and for Lee County, Florida wherein NEXUS NOVA LLC is Plaintiff and WILLIAM HOFER; JANICE HOFER; and ALTA MAR CONDOMINIUM ASSOCIATION, INC., are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 a.m., online at www.lee.realforeclose.com on August 13, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNIT 406, OF ALTA MAR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT #20060000083303, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH IT UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Also known as: 2825 PALM BCH BLVD, FORT MYERS, FL 33916

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated 07/20/2026.

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

SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
cbowens@sokrem.com;
pleadings@sokrem.com
Matter No.: 25-02004
July 24, 31, 2026 26-02888L

SECOND INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004361
AMERICAN LIFE AND SECURITY CORP,
Plaintiff, vs.
7EVEN SIGNS ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et.al.,
Defendant.

NOTICE IS GIVEN that, in accordance with the Final Judgment entered on June 5, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash on AUGUST 6, 2026, at 9:00 A.M., at www.lee.realforeclose.com, for the following described property:

LEGAL DESCRIPTION:
LOT 2 IN UNIT A OF ISLAND PARK SUBDIVISION, AN UNRECORDED SUBDIVISION, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 24 EAST, RUN WESTERLY ALONG THE NORTH LINE OF SAID SECTION 13 AND THE NORTH LINE OF A ROADWAY EASEMENT 30 FEET WIDE FOR 285.21 FEET; THENCE RUN SOUTHERLY PARALLEL WITH AND 285.21 FEET WEST OF THE EAST LINE OF SAID SECTION 13 AND ALONG THE WEST LINE OF A ROADWAY EASEMENT 50 FEET WIDE FOR 310 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING CONTINUE SOUTHERLY PARALLEL WITH SAID EAST LINE OF SECTION 13 AND ALONG SAID WEST LINE OF A ROADWAY EASEMENT 50 FEET WIDE FOR 80 FEET; THENCE RUN WESTERLY PERPENDICULAR TO SAID EAST LINE FOR 91.54 FEET; THENCE DEFLECT 55° 05' 10" TO THE RIGHT AND RUN NORTHWESTERLY FOR 97.75 FEET; THENCE DEFLECT 124° 54' 50" TO THE RIGHT AND RUN EAST PERPENDICULAR TO SAID EAST LINE FOR 147.72 FEET TO THE POINT OF BEGINNING.

Property Address: 6106 ISLAND PARK COURT, 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: 07/16/2026.

KEVIN C KARNES, CLERK
LEE COUNTY CIRCUIT COURT
(SEAL) By: T Mann
Deputy Clerk

HILL WALLACK, LLP.
Attn: Michelle De Leon
300 S Orange Ave, Suite 1000
Orlando FL 32801
Phone: (561) 858-2656
Email: serviceflfc@hillwallack.com
4923-1020-5114, v. 2
July 24, 31, 2026 26-02792L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025-CA-005045
JMBA GROUP, LLP
Plaintiff, vs.
AMAYA DIAZ MORTGAGE BROTHERS, LLC, et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on March 18, 2026 and pursuant to an Order Scheduling Foreclosure Sale entered on July 17, 2026 in the Circuit Court of Lee County, Florida, Kevin C. Karnes as the Clerk of Court will sell to the highest bidder for cash at www.lee.realforeclose.com at 9:00am on August 20, 2026 the following described property as set forth in the Final Judgment, to wit:

Lot 67, Yacht Club Colony, West addition, Unit 1, according to the map or plat thereof as recorded in Plat Book 17, Page 115, Public Records of Lee County, Florida

Physical address: 2311 Westwood Rd., Fort Myers FL 33917

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

Dated this: 07/20/2026

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

Submitted by:
/s/ Ivan Dimitrov Ivanov, Esq.
12651 N. Dale Mabry Highway
P.O. Box 270241
Tampa FL 33688
Telephone: 813-563-6646
theivanovlawfirm@gmail.com
Florida Bar Number 39023
July 24, 31, 2026 26-02855L

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-007027
Freedom Mortgage Corporation,
Plaintiff, vs.
Sherica Sailsman, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-007027 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Sherica Sailsman; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the October 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 8 AND 9, BLOCK 2983, CAPE CORAL UNIT 42, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 34-43-23-C2-02983.0080

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 07/17/2026

Kevin Karnes
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 25-F01896
July 24, 31, 2026 26-02856L

SECOND INSERTION

NOTICE OF ADMINISTRATION
(testate)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2024
IN RE: ESTATE OF BARBARA A. BRANNAN,
Deceased.

The administration of the estate of Barbara A. Brannan, deceased, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The file number for the estate is 26-CP-2024. The estate is testate and the dates of the decedent's will and any codicils are September 30, 2013.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer – client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

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 the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

Personal Representative:
Michael S. Brannan
11241 Winchester Rd
Asheville, OH 43103
Attorney for Personal Representative:
Marve Ann M. Alaimo
Florida Bar No. 117749
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2964
malaimo@porterwright.com
flprobate@porterwright.com
Jul. 24, 31; Aug. 7, 14, 2026
26-02891L

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

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-002748
NEWTEK BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
BUILT SOLID RENOVATIONS, LLC, a Michigan limited liability company; HACKSAW JACKSON HOLDINGS LLC d/b/a Rock Solid Exteriors, a Michigan limited liability company; LEVI MOORE, an individual; UNKNOWN SPOUSE OF LEVI MOORE, an individual; ABL RPC RESIDENTIAL CREDIT ACQUISITION, LLC, a Delaware limited liability company; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; 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 Uniform Final Judgment of Foreclosure entered on July 14, 2026 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Kevin C. Karnes, the Clerk of this Court, will sell the following described property situated in Lee County, Florida:

Lot(s) 5 and 6, Block 4544, Cape Coral, Unit 44, Part 1, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 113 through 121, inclusive, of the Public Records of Lee County, Florida.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

The Real Property or its address is commonly known as:
508 Cape Coral Parkway West
Cape Coral, FL 33914

at public sale, to the highest and best bidder, for cash, on August 13, 2026, beginning at 9:00 a.m., to be conducted electronically online at the following website: http://www.lee.realforclose.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.

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

STEPHANIE C. LIEB
Florida Bar No.: 31806
slieb@trenam.com
Trenam Law
101 East Kennedy Boulevard,
Suite 2700
Tampa, Florida 33602
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorney for Plaintiff
July 24, 31, 2026 26-02866L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002443
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
NICHOLAS DAVID WARE, et al.,
Defendants.

TO: Nicholas David Ware
3612 66th Street W
Lehigh Acres, FL 33971
Nicholas David Ware
27575 Big Bend Rd.
Bonita Springs, FL 34134
Nicholas David Ware
483 Brooksville Rd.
Brooksville, KY 41004
Unknown Spouse of Nicholas David Ware
3612 66th Street W
Lehigh Acres, FL 33971
Unknown Spouse of Nicholas David Ware
27575 Big Bend Rd.
Bonita Springs, FL 34134
Unknown Spouse of Nicholas David Ware
483 Brooksville Rd.
Brooksville, KY 41004

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

Lot 17, Block 21, Unit 3, Section 2, Township 44 South, Range 26 East, LEHIGH ACRES, according to the plat thereof recorded in Plat Book 15, Page 59, of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 21 day of July, 2026.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
July 24, 31, 2026 26-02901L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-001628
BEL LAN APARTMENT OWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
CHARLES L. MEHLTRETTER JR.; NANCY OTTEN; UNKNOWN SPOUSE OF CHARLES L. MEHLTRETTER JR.; UNKNOWN SPOUSE OF NANCY OTTEN; and WEST COAST DESIGN BUILD, INC.
DEFENDANTS.

TO: Charles L. Mehltretter Jr.
1610 Middle Gulf Drive, Unit A5
Sanibel, FL 33957
Nancy Otten
549 Hamilton Avenue
Westmont, IL 60559
Unknown Spouse of Charles L. Mehltretter Jr.
1610 Middle Gulf Drive, Unit A5
Sanibel, FL 33957
Unknown Spouse of Nancy Otten
549 Hamilton Avenue
Westmont, IL 60559

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Apartment Number 5 of Spanish Cay , a condominium, according to the certain Declaration of Condominium recorded in Official Records Book 956, pages 742 through 788, inclusive, as amended, Public Records of Lee County, Florida, together with all interests and rights appurtenant thereto, also known as Apt. A-5 Spanish Cay

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: K. JOY MATTINGLY, ESQ. (JB) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com within 30 days, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

WITNESS my hand and the seal of said Court 07/20/2026.

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

K. JOY MATTINGLY, ESQ. (JB)
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
B19521/431368/31691074
July 24, 31, 2026 26-02885L

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-003383
Freedom Mortgage Corporation
Plaintiff, vs.
Unknown Trustee, as Trustee of the 860 Camellia Dr Trust; Gastronomia Land Co, Inc. d/b/a Gastronomia Land Company, Inc.; et al
Defendants.

TO: Unknown Beneficiaries of the 860 Camellia Dr Trust and Unknown Trustee, as Trustee of the 860 Camellia Dr Trust
Last Known Address: Unknown

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

LOT 4, UNIT NO. 3, SUBURBAN PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 07/17/2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00573
July 24, 31, 2026 26-02854L

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE – PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION
CASE NO.: 2025-CA-004923
MOVEMENT MORTGAGE, LLC,
Plaintiff, vs.
MADELAINE C. SAEZ LOPEZ A/K/A MADELAINE CARIDAD SAEZ LOPEZ A/K/A MADELAINE C. SAEZ; CIRILO RAMON SAEZ HERNANDEZ; LEE COUNTY, FLORIDA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; FIRST NATIONAL BANK OF OMAHA; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN SPOUSE OF CIRILO RAMON SAEZ HERNANDEZ,
Defendants.

TO: MADELAINE C. SAEZ LOPEZ A/K/A MADELAINE CARIDAD SAEZ LOPEZ A/K/A MADELAINE C. SAEZ; 629 S LARK AVE, LEHIGH ACRES, FL 33974

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

LOT 5 AND 6, BLOCK 76, UNIT 14, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 146, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 629 S Lark Ave, Lehigh Acres, Fl 33974

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, within 30 days from the first date of publication and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on July 21, 2026.

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

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-52521
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
July 24, 31, 2026 26-02902L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY
CIVIL DIVISION
Case No. 26-CA-000007
Division H
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
ERNSEAU ALCIDE, ROSE MARIE JEAN MARY AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 16, 2026, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:

LOT 2, BLOCK 44, UNIT 5, PLAT OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 15, PAGE 90, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 57 BRUCE AVE S, LEHIGH ACRES, FL 33976; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [x] www.lee.realforeclose.com on September 3, 2026 at 9:00 AM.

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

Dated this 07/17/2026

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

Ryan Sutton
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
F/2532597/sg
July 24, 31, 2026 26-02905L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-007077
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
JOSE G. TORRES-ESPADA, et al.,
Defendants.

TO: Donald MacDonald
24-4800 Island Hwy. N.
Nanamo, BC V9T 1W6
Mary Lou Haines
24-4800 Island Hwy. N.
Nanamo, BC V9T 1W6

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

Lot 58, SECTION 3-UNIT NO. 2 TROPIC ISLES SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 89, of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 16 day of July, 2026.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
July 24, 31, 2026 26-02790L

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. 36-2025-CA-006037
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
ROBIN DE LA TORRE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 16, 2026 in Civil Case No. 36-2025-CA-006037 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Robin De La Torre, 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 13 day of August, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 7 and 8, Block 1075, CAPE CORAL, UNIT 23 , according to the plat thereof, recorded in Plat Book 14, Page(s) 39 through 52, inclusive, of the Public Records of Lee County, Florida.

Address: 611 SE Santa Barbara Pl, 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.

Dated this day of 07/20/2026

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
25-13069FL
July 24, 31, 2026 26-02890L

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CC-005109
PARKSIDE PLACE CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff, v.
UNKNOWN TRUSTEE OF THE PARKSIDE DRIVE 33908 TRUST, UNKNOWN TRUSTEE OF THE FORT MYERS HOLDINGS 15125 TRUST, UNKNOWN TRUSTEE OF THE LEE COUNTY ASSET 1 TRUST, and UNKNOWN TENANT,
Defendants.

(Last Known Address)
TO: UNKNOWN TRUSTEE OF THE PARKSIDE DRIVE 33908 TRUST at 15125 Parkside Drive, Unit 103, Fort Myers, FL 33908;
UNKNOWN TRUSTEE OF THE FORT MYERS HOLDINGS 15125 TRUST at 15125 Parkside Drive, Unit 103, Fort Myers, FL 33908; and
UNKNOWN TRUSTEE OF THE LEE COUNTY ASSET 1 TRUST at 15125 Parkside Drive, Unit 103, Fort Myers, FL 33908.

YOU ARE NOTIFIED that an action for damages not exceeding $50,000.00 and to foreclose a Claim of Lien on the following property in Lee County, Florida:

Unit 103, Building 6, Parkside Condominium, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1777, Page 1220, and all amendments thereto, of the Public Records of Lee County, Florida, together with all appurtenances thereto and an undivided interest in the common elements of said condominium.

Property Address: 15125 Parkside Drive, Unit 103, Fort Myers, FL 33908

has been filed against you, and you are required to file written defenses with the Clerk of the court and to serve a copy within 30 days after the first date of publication on Knox Levine, P.A., the attorney for Plaintiff, whose address is 36354 U.S. 19 N., Palm Harbor, FL 34684, otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED this 20th day of July 2026.

Kevin C. Karnes
Clerk of the County Court
(SEAL) BY: K Harris
Deputy Clerk
Lee County

Knox Levine, P.A.,
the attorney for Plaintiff,
36354 U.S. 19 N.,
Palm Harbor, FL 34684
July 24, 31, 2026 26-02884L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-006176
Division: Civil
Judge Keith R Kyle
Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida
Plaintiff, vs.
Tressa Kenner-Barrett, as Personal Representative of the Estate of Ernestine H. Lyman, AKA Ernestine H. Siegel, et al.
Defendants.

Notice is hereby given that on August 13th 2026 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5288L, Week 22, Even Year Biennial 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 July 17, 2026, in Civil Case No. 25-CA-006176, pending in the Circuit Court in Lee County, Florida.

DATED this 07/21/2026

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
LEE COUNTY, FLORIDA
(SEAL) By: N Wright-Angad
Deputy Clerk

THE MANLEY LAW FIRM LLC
P. O. Box 165028
Columbus, OH 43216-5028
amps@mdklegal.com
25-025253_MM2
RNOS
July 24, 31, 2026 26-02906L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002156
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
THE ESTATE OF JOEL L. BOWIE A/K/A JOEL F. BOWIE, DECEASED; et al.,
Defendant(s).

TO: The Estate of Joel L. Bowie a/k/a Joel F. Bowie, deceased
Last Known Residence: Unknown

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

THE EAST HALF OF LOT 24, BLOCK 21, UNIT 6, LEHIGH ACRES, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 38, 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 July 21, 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1271-090B
Ref# 20132
July 24, 31, 2026 26-02903L

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.storagetreasures.com on 8/11/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jerome Schablein; Demetric Page. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

July 24, 31, 2026 26-02798L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-006465
UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, vs.
JOSEPH MOXLEY AND LOVELY HOPE SALPIO MOXLEY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 15, 2026, and entered in 25-CA-006465 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and JOSEPH MOXLEY; LOVELY HOPE SALPIO MOXLEY 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 August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 13 THROUGH 16, BLOCK 4017, CAPE CORAL UNIT 55, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 92 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2708 NW 7TH ST, CAPE CORAL, FL 33993

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

Dated this 07/17/2026

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-290474 - MaM
July 24, 31, 2026 26-02863L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No. 25-CA-004151
JUPI, LLC, a Florida limited liability company
Plaintiff vs.
LISAMARIE LANCER; UNKNOWN SPOUSE OF LISAMARIE LANCER; UNKNOWN TENANT #1; and 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 20th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

Lots 45 and 46, Block 3665, Cape Coral Unit 49, according to the map or plat thereof, as recorded in Plat Book 17, Pages 145 to 154, inclusive, in the Public Records of Lee County, Florida.

Property Address: 213 Southwest 10th Avenue, Cape Coral, FL 33991.

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 on: 07/20/2026

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

Submitted by:
Bolaños Truxton, PA
12800 University Drive, Suite 350
Fort Myers, FL 33907
Telephone: (239) 437-5421
Facsimile: (239) 437-5797
Designated Primary E-Mail for service Pursuant to Fla. R. Jud. Admin 2.516
rswick@bolanostruxton.com
July 24, 31, 2026 26-02870L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-003228
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF, VS.
BRYAN TREA ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 16th day of July, 2026, and entered in Case No. 25-CA-003228, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and BRYAN TREA; HANNAH TREA; and NEFTALY EXPRESS, CORP. 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 20th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

Lots 52 and 53, Block 3943, Cape Coral Unit 54, subdivision, according to the map or plat thereof on file in the office of the clerk of the circuit court, recorded in Plat Book 19, Page 79, 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 day of 07/21/2026.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad
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@TMPPLLC.COM
25FL935-0247
July 24, 31, 2026 26-02907L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-004207
1 SHARPE OPPORTUNITY INTERMEDIATE TRUST,
Plaintiff, vs.
F & S HOMES LLC, A FLORIDA CORPORATION, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on August 20, 2026 at 9:00 a.m., EST, at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida:

LOT 3 AND 4, BLOCK 99, UNIT 2, PART 2, AMENDED, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 96 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 10110118

PROPERTY ADDRESS: 4906 SORRENTO CT., CAPE CORAL, FL 33904

pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CA-004207 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated 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 in accordance with Florida Statutes, Section 45.031.

WITNESS MY HAND and seal of this Court on 07/17/2026.

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

Law Offices of Damian G. Waldman, Esq.
PO Box 5162
Largo, FL 33779
727-538-4160;
service@dwaldmanlaw.com
July 24, 31, 2026 26-02873L

SECOND INSERTION

RE-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-004741
LOANDEPOT.COM, LLC,
Plaintiff, vs.
JOSE M. RODRIGUEZ GONZALEZ; FLOR DE MARIA GRADIZ; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BARRIOS EPA & R C CONSTRUCTION, CORP;
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed June 25, 2026 and entered in Case No. 25-CA-004741, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and JOSE M. RODRIGUEZ GONZALEZ; FLOR DE MARIA GRADIZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BARRIOS EPA & R C CONSTRUCTION, CORP; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 42, UNIT 11, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 27 EAST, SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN DEED BOOK 254, PAGE 30, 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 07/17/2026

KEVIN C. KARNES
As Clerk of said Court
(SEAL) By T Mann
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.: 25-01313 LND
V6.20190626
July 24, 31, 2026 26-02865L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-004907
BRIGHTWATER MASTER HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
FREDDY ALEXANDER ROA BELLO, et al.,
Defendants.

Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated July 16, 2026, in Case No.: 24-CA-004907 of the Circuit Court in and for Lee County, Florida, wherein BRIGHTWATER MASTER HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and FREDDY ALEXANDER ROA BELLO, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., online at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on August 27, 2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot H44, North Brook Phase One, according to map or plat thereof as recorded under Instrument Number 2019000172912, 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: July 20, 2026
07/20/2026

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

By: /s/ Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
July 24, 31, 2026 26-02880L

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-006046
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
RICARDO PEREZ SANTIAGO; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GISELL MARIE IRIZARRY CRUZ; UNKNOWN SPOUSE OF GISELL MARIE IRIZARRY CRUZ; UNKNOWN SPOUSE OF RICARDO PEREZ SANTIAGO; 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 for LEE County shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 13 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16, BLOCK 5714, CAPE CORAL UNIT 87, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 THROUGH 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1248 NE 41ST STREET, CAPE CORAL, FL 33909

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 07/17/2026

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
25-04720
July 24, 31, 2026 26-02871L

SECOND 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-CA-04220
JUPI LLC, a Florida limited liability company,
Plaintiff, vs.
SUNSATIONAL HOMES HOLDINGS LLC, a Florida limited liability company,
Defendant

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and Order Rescheduling Foreclosure Salem entered in Case No. 25-CA-04220 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein JUPI LLC is the Plaintiff and Sunsational Homes Holdings, LLC is the Defendant, that I will sell to the highest and best bidder for cash at public sale online at www.lee.realforeclose.com beginning at nine o'clock a.m. on AUGUST 6, 2026, the following described property as set forth in the Final Judgment, to wit:

Lots 18 and 19, Block 6133 CAPE CORAL UNIT 98, a subdivision according to the plat thereof, as recorded in Plat Book 25, Page(s) 107 through 121, 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 before the clerk reports the surplus as unclaimed.

DATED ON 07/17/2026.

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

Robert Alwine Law
Attorney for Plaintiff
240 Crandon Boulevard
Suite 263
Key Biscayne, FL 33149
robert@robertalwine.com
July 24, 31, 2026 26-02869L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-003049
U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA3 TRUST,
Plaintiff, vs.
ESTATE OF RICHARD A. LABODA A/K/A RICHARD ALLEN LABODA, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF RICHARD A. LABODA A/K/A RICHARD ALLEN LABODA, DECEASED; TIFFANY ANN JERALDS; RONALD JAMES ZABEL; BRIAN S. ZABEL; SANIBEL WAY CONDOMINIUM ASSOCIATION, INC.;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).

TO: RONALD JAMES ZABEL
(Current Residence Unknown)
(Last Known Address(es))
15705 TIFFANY DRIVE, #3
ORLAND PARK, IL 60462
12850 CRESTBROOK CT, APT 4
CRESTWOOD, IL 60418
0368 ZIEGLER RD
LA PORTE, IN 46350
ESTATE OF RICHARD A. LABODA A/K/A RICHARD ALLEN LABODA, DECEASED
(Last Known Address)
16001 DUBLIN CIRCLE, #201
FT. MYERS, FL 33908
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF RICHARD A. LABODA A/K/A RICHARD ALLEN LABODA, DECEASED
(Last Known Address)
16001 DUBLIN CIRCLE, #201
FT. MYERS, FL 33908

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

BUILDING C, UNIT 5, SANIBEL WAY CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 1445, PAGES 1114 THROUGH 1183, AS AMENDED IN O.R. BOOK 1447, PAGE 1599, O.R. BOOK 1455, PAGE 95 AND O.R. BOOK 1460, PAGE 101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE DECLARATION OF CONDOMINIUM AND PLANS ON FILE IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

A/K/A: 16001 DUBLIN CIRCLE, #201, FT. MYERS, FL 33908.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, 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 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 17th day of July, 2026.

KEVIN C. KARNES
As Clerk of the Court and/or Comptroller
(SEAL) K Harris

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff,
25-52607
July 24, 31, 2026 26-02835L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-002127
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2026-1,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH A. CAFARO, JR., DECEASED, et al.,
Defendant(s).

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH A. CAFARO, JR., DECEASED
Whose last known residence(s) is/are 29 Vineyard St., Lehigh Acres, FL 33936
TO: REMONIA CAFARO
Whose last known residence(s) is/are 1863 Balfour Dr., Lexington, KY 40511.

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 21, BLOCK 4 OF HOMESTEAD PARK, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 174 & 175, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 29 VINEYARD ST., LEHIGH ACRES, FL 33936

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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 at Lee County this 21 day of July, 2026.

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

Damian G. Waldman, Esq.,
Law Offices of Damian G. Waldman, P.A.,
PO Box 5162,
Largo, FL 33779,
telephone (727) 538-4160,
facsimile (727) 240-4972,
service@dwaldmanlaw.com
July 24, 31, 2026 26-02912L

PUBLISH YOUR LEGAL NOTICE
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-002803
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
JEAN D. PICKERING; EDWARD PICKERING; JOSEPH PICKERING; UNKNOWN SPOUSE OF JEAN D. PICKERING; UNKNOWN SPOUSE OF EDWARD PICKERING; UNKNOWN SPOUSE OF JOSEPH PICKERING; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 16, 2026 entered in Civil Case No. 25-CA-002803 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JEAN D. PICKERING; EDWARD PICKERING; JOSEPH PICKERING; UNKNOWN SPOUSE OF JOSEPH PICKERING are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee.realforelcose.com in accordance with Chapter 45, Florida Statutes on August 27, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOTS 31 AND 32, IN BLOCK 1260, OF UNIT 18, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT13, ON PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 1906 SE 14th St, 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.

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.

07/17/2026

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

Submitted By: Barron A Becker
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 2390.000862
July 24, 31, 2026 26-02867L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-005789
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1,
Plaintiff, v.
BENITA PISCIUNERI; UNITED WATER RESTORATION GROUP OF SOUTH FLORIDA, INC.; WELLS FARGO BANK, N.A.; 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.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 16, 2026 entered in Civil Case No. 25-CA-005789 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, Plaintiff and BENITA PISCIUNERI; UNITED WATER RESTORATION GROUP OF SOUTH FLORIDA, INC.; WELLS FARGO BANK, N.A.; are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 3, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOTS 9 AND 10, BLOCK 237, UNIT 10, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 25 THROUGH 31, INCLUSIVE, OF THE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property Address: 118 SE 41st Terrace, Cape Coral, FL 33904

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.

07/17/2026

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

Submitted By: Barron A Becker
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 2390.001011
July 24, 31, 2026 26-02868L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
25-CA-005450
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
ALESSANDRA CERNUSKA; JAMES MICHAEL CERNUSKA; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; 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 July 16, 2026 in Civil Case No. 25-CA-005450, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and ALESSANDRA CERNUSKA; JAMES MICHAEL CERNUSKA; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on September 17, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 1 AND 2, BLOCK 870, UNIT 26, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 117 THROUGH 148, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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

WITNESS my hand and the seal of the court on 07/20/2026.

CLERK OF THE COURT
Kevin C. Karnes
(SEAL) N Wright-Angad
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
1133-3957B
Ref# 21440
July 24, 31, 2026 26-02887L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 26-CA-3021
TROPIC TERRACE CONDOMINIUM ASSOCIATION, UNITS 11 & 12, INC., a Florida Not For Profit Corporation,
Plaintiff, v.
JAMES DONALD LEDENBACH, TRUSTEE OF THE ANCHOR REVOCABLE TRUST DATED JUNE 11, 2015, ET AL.
Defendants.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ANCHOR REVOCABLE TRUST DATED JUNE 11, 2015, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS; GLENDA JOY ANDERSON A/K/A GLENDA J. ANDERSON; UNKNOWN SPOUSE OF GLENDA JOY ANDERSON A/K/A GLENDA J. ANDERSON
Last Known Address: 1207 Tropic Terrace, North Fort Myers, FL 33903

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:

Apartment No. 1207, Tropic Terrace Condominium Units 11 and 12, as per the Declaration of Condominium thereof, recorded in Official Records Book 322, Page 713, together with any amendments thereto, Public Records of Lee County, Florida. Together with an undivided interest in the common elements appurtenant thereto. Property ID #09-44-24-21-01207.0000

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 20th day of July 2026.

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

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Boulevard,
Ft. Myers, FL 33901
KMace@gadclaw.com;
kgermanis@gadclaw.com;
nsortino@gadclaw.com
July 24, 31, 2026 26-02889L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL DISTRICT IN AND FOR MARION COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 422025CA002941CAAXMX
TH SPE 10 LLC,
Plaintiff, v.
DI DEVELOPMENT, LLC a/k/a DI DEVELOPMENT OF FLORIDA, LLC; DI CONSTRUCTION, LLC; BHAVESH KUMAR; SHAAN KUMAR; BRENT EDWIN MYERS; TIMOTHY LEE MILLER; and UNKNOWN TENANTS IN POSSESSION 1-2;
Defendants.

Notice is hereby given that, pursuant to the final judgment of foreclosure in the above-styled case on June 29, 2026, that the Marion County, Florida Clerk of Court will sell the following described property in Lee County, Florida and Marion County, Florida:

I. Lee County property:
PARCEL ONE
A tract or parcel of land lying in Section 22, Township 45 South, Range 25 East, Lee County, Florida, being more particularly described as follows:
Beginning at the NW corner of the West 1/2 of the SW 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida, thence East along the centerline of Daniels Road 644.35 feet; thence South along the centerline of Palomino Lane 661.25 feet to the Point of Beginning; thence East 330 feet; thence North 100 feet; thence West 330 feet; thence South 100 feet to the Point of Beginning.
AND
Part of Tract 214, Unit 2, Colonial Ranchettes, more particularly described as follows: Beginning at the NW corner of the West 1/2 of the SW 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida; thence East along the centerline of Daniels Road 644.35 feet; thence South along the centerline of Palomino Lane 541.25 feet to the Point of Beginning; thence East 644.73 feet; thence South 120 feet; thence West 314.74 feet; thence North 100 feet; thence West 330 feet; thence North 20 feet to the Point of Beginning.
LESS AND EXCEPT the Westerly 40 feet of the above described parcels. ALSO LESS AND EXCEPT that portion conveyed to Lee County in Instrument Number 2009000241984, Public Records of Lee County, Florida.
PARCEL TWO
Lot 9, Interchange Commerce Park, according to the map or plat thereof as recorded in Plat Book 41, Page 68, Public Records of Lee County, Florida.
The improvements thereon being known as 13641 Fiddlesticks Boulevard Fort Myers and 9270 Cloverleaf Court Fort Myers Florida – 33912
II. Marion County property:
All the Land referred to herein below is situated in the County of MARION, State of Florida, and is described as follows:
That part of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 11, Township 15 South, Range 21 East, lying North of S.R. 500, lying and being in MARION County, Florida,
EXCEPT: Commence at the Northwest corner of the East One-Half of the Southeast One-Quarter of the Northwest One-Quarter of Section 11, Township 15 South, Range 21 East and run North 89 deg. 53 min. East 20 feet to a Point of Beginning; thence South 0 deg. 01 min. 30 sec. East 203.55 feet to the Northerly Right-of-Way Line of U.S. Highway No. 27; thence South 62 deg. 38 min. 45 sec. East, 370.5 feet along the Northerly Right-of-Way line of said Highway No. 27; thence North 24 deg. 17 min. 15 sec. East 412.9 feet to the North line of the East one-half of the Southeast one-quarter of the Northwest one-quarter of Section 11, Township 15 South, Range 21 East; thence South 89 deg. 53 min. West along said North line 498.9 feet to the Point of Beginning.
EXCEPT: Commencing at the Northwest corner of the East Half of the East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) of Section 11, Township 15 South, Range 21 East, Marion County, Florida; thence South 0 degrees, 01 minutes, 30 seconds East, along the West boundary of said East Half of East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) a distance of 1525.02 feet to the Northerly right of way line of State Highway No. 500; thence South 62 degrees, 38 minutes, 45 seconds East, along said right of way line 393 feet for the Point of Beginning; thence South 62 degrees, 38 minutes, 45 seconds East, along said Northerly right of way line 138 feet; thence North 22 degrees, 59 minutes, 15 seconds East, 173 feet; thence North 67 degrees, 21 minutes, 45 seconds West, 133.96 feet; thence South 24 degrees, 17 minutes, 15 seconds West, 161.71 feet to the Point of Beginning.
Commencing at the Southwest corner of the Northeast 1/4 of Section 11, Township 15 South, Range 21 East, MARION County, Florida; thence North 0 deg. 13 min. 02 sec. E. 907.4 feet for the Point of Beginning; thence South 34 deg. 12 min. 16 sec. E. 56.23 feet; thence S 0 deg. 13 min. 02 sec. W., 91.45 feet to the Northerly right-of-way line of U.S. Highway No. 27, (100 feet wide); thence N 62 deg. 24 min. 52 sec. W. along said Northerly right-of-way line, 35.79 feet to the West boundary of the aforementioned Northeast 1/4, thence N 0 deg. 13 min. 02 sec. E. along the said West boundary 121.38 feet to the Point of Beginning.
EXCEPT additional right-of-way for S.R. 500 and
EXCEPT the right-of-way on North side.
Commence at the Northwest corner of the East Half of the East Half of the Northwest Quarter (E 1/2 of E 1/2 of Northwest 1/4) of Section 11, Township 15 South, Range 21 East, MARION County, Florida; thence South 0 deg. 01 min. 30 sec. East, along the West boundary of said East Half of East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) a distance of 1525.02 feet to the Northerly right of way line of State Highway No. 500; thence South 62 deg. 38 min. 45 sec. East, along said right of way line 393 feet for the Point of Beginning; thence South 62 deg. 38 min. 45 sec. East, along said Northerly right of way line 138 feet; thence North 22 deg. 59 min. 15 sec. East, 173 feet; thence North 67 deg. 21 min. 45 sec. West, 133.96 feet; thence South 24 deg. 17 min. 15 sec. West, 161.71 feet to the Point of Beginning.
The improvements thereon being known as 3365 Northwest Blitchton Road Ocala Florida – 34475
at public sale. The Clerk of the Courts shall conduct the sale online at marion.realforeclose.com on August 4, 2026, at 11:00 A.M., to the highest bidder for cash, pursuant to the terms of the final judgment of foreclosure, 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 owners as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

AMERICANS WITH DISABILITIES ACT (ADA)

AMERICANS WITH DISABILITIES ACT (ADA) 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 the ADA Coordinator at the Office of the Trial Court Administrator, Marion County Judicial Center, 110 NW First Avenue, Ocala, Florida 34475, Telephone (352)401-6710, 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.

IF YOU NEED AN INTERPRETER No later than ten (10) days prior to the scheduled court hearing, if an interpreter is needed, the person requiring the interpreter's services must request an appropriate court interpreter for the hearing via the Fifth Circuit website:

https://www.circuit5.org/programs-services/interpreting-services/

Additional information on Court Interpreting Services is located at www.circuit5.org under the Programs & Services section.

SI NECESITA UN INTERPRETE Si alguien necesita intérprete, la persona que requiere los servicios de un intérprete debe solicitar un intérprete apropiado por lo menos diez (10) días antes de la audiencia judicial programada. El pedido se hace por el sitio web del Quinto Circuito:

https://www.circuit5.org/programs-services/interpreting-services/

Información adicional acerca de los Servicios de Interpretación Judicial está disponible en el sitio web www.circuit5.org bajo la sección titulada "Programs & Services."

Dated: July 17, 2026
/s/ Christopher H. Ezell
Christopher H. Ezell, Esq.
Florida Bar No. 105114
HOLLAND & KNIGHT LLP
Attorneys for Plaintiff
701 Brickell Avenue
Suite 3300
Miami, Florida 33131
Tel. (305) 789-7592
Fax (305) 789-7799
Designated e-mail:
christopher.ezell@hklaw.com
July 24, 31, 2026 26-02851L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2026000281

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01667 Year of Issuance 2024 Description of Property LOTS 34 AND 35, BLOCK 5083, CAPE CORAL UNIT 80, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 140 THROUGH 159, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF POMEROY CANAL RIGHT OF WAY ADJACENT TO SAID LOTS 34 AND 35, BLOCK 5083, CAPE CORAL UNIT 80, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 35, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF POMEROY CANAL, AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EL DORADO BOULEVARD; THENCE NORTH 00¬∞02'05" EAST, A DISTANCE OF 67.37 FEET TO AN INTERSECTION WITH THE WATER FACE OF AN EXISTING CONCRETE SEAWALL; THENCE SOUTH 61¬∞57'27" EAST, A DISTANCE OF 9.54 FEET ALONG SAID WATER FACE TO THE EASTERLY END OF SAID CONCRETE SEAWALL; THENCE SOUTH 52¬∞22'06" EAST, A DISTANCE OF 102.96 FEET ALONG THE WATER FACE OF A PROPOSED CONCRETE SEAWALL TO THE NORTHEASTERLY CORNER OF SAID LOT 34, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF POMEROY CANAL; THENCE SOUTH 89¬∞59'26" WEST, A DISTANCE OF 90.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 34 AND LOT 35 TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 3,113 SQUARE FEET, OR 0.0715 ACRES, MORE OR LESS. RESERVING THEREFROM; THE WESTERLY 25 FEET AS A PUBLIC UTILITIES, DRAINAGE, ROADWAY, AND BRIDGE MAINTENANCE EASEMENT; THE NORTHEASTERLY 6 FEET IS RESERVED AS A PUBLIC UTILITIES AND DRAINAGE EASEMENT Strap Number 28-43-23-C4-05083.0340

Names in which assessed:
CHRISTOPHER DE RESENDE, LINDEMBERG MENDES DE OLIVEIRA

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02816L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
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legal@businessobserverfl.com
LV4680

--- TAX DEEDS / PUBLIC SALES ---

SECOND INSERTION

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

Tax Deed #:2026000158

NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 24-05033 Year of Issuance 2024 Description of Property UNIT 1565, BUILDING 3, KELLY GREENS MANOR CONDOMINIUM III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2101, PAGE 714, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 01-46-23-21-00003.1565

Names in which assessed:
DAVID A & HELEN PETERS TRUST, David A Peters, DAVID A. PETERS AND HELEN PETERS REVOCABLE TRUST, DATED APRIL 17, 2013, HELEN PETERS

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02830L

SECOND INSERTION

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

Tax Deed #:2026000258

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-00644 Year of Issuance 2024 Description of Property LOT B-35 OF THE UNRECORDED REDIVISION OF THE S1/2 OF LOTS 1 AND 2, BLOCK B, KREAMER'S AVOCADO SUBDIVISION PINE ISLAND, SECTION 8, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS THE EAST 127.5 FEET OF THE WEST 765.0 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOTS 1 AND 2, BLOCK B, KREAMER'S AVOCADO SUBDIVISION PINE ISLAND, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES LYING OVER AND ACROSS THE NORTH 30 FEET OF THE SOUTH 1/2 OF SAID SOUTH 1/2 OF LOTS 1 AND 2, ALSO SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES LYING OVER AND ACROSS THE SOUTH 10 FEET THEREOF. Strap Number 08-44-22-01-0000B.0350

Names in which assessed:
JACUELINE MOORE, JOHN MOORE

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02769L

SECOND INSERTION

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

Tax Deed #:2026000149

NOTICE IS HEREBY GIVEN that YAKOV CHEPOVETSKY 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: 24-09376 Year of Issuance 2024 Description of Property UNIT 12-C, PHASE II, OF NEWPORT GLEN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 2030, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 12-46-24-09-00012.00C0

Names in which assessed:
17455 BLUEBERRY HILL LAND TRUS, 17455 BLUEBERRY HILL LAND TRUST DATED DECEMBER 28TH, 2023, STEVEN MICHAEL ELLIOT, STEVEN MICHAEL ELLIOTT

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02715L

SECOND INSERTION

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

Tax Deed #:2026000151

NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 24-05007 Year of Issuance 2024 Description of Property THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO 56, BUILDING 4, KELLY GREENS VERANDAS CONDOMINUM II, AND THE UNDIVIDED SHARE IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF KELLY GREENS VERANDAS CONDOMINIUM II, AS RECORDED IN OFFICIAL RECORDS BOOK 2023, PAGE 161, AS AMENDED, AND SUBJECT TO THE MASTER ASSOCIATION DECLARATION OF KELLY GREENS, AS RECORDED IN OFFICIAL RECORDS BOOK 1958, PAGES 4732 THROUGH 4799, AS AMENDED, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-46-23-06-00004.0560

Names in which assessed:
NANA KAREN SAVOY LIVING TRUST DATED JUNE 8, 2017, NANA KAREN SAVOY TRUST

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02826L

SECOND INSERTION

Notice of Public Sale

Notice is hereby given that on August 11th, 2026 at 10:00 AM the following vehicle/goods may be sold at public sale for the amount owed on each vehicle/goods to satisfy the lien for repairs,adjustements,modifications,materials,storage charges,and any other services allowed pursuant to 677.209,677.210 F.S.As is. Where is. Title is not guaranteed.CASE:48066 2014 CHEV VIN: 1GCUKREC1EF194772 CUSTOMER:DELMAR LOPEZ TORRES.109 12TH WAHNETA ST E.WINTER HAVEN, FL 33880 Lienor information:SOENGAS TRUCKING INC 249 BETHANY HOME DR.LEHIGH ACRES, FL 33936 Vehicle's location and Sale location:SOENGAS TRUCKING INC 17136 Jean Street.Fort Myers,FL 33967Ph:305-409-6916 Total Lien $6425.00 The customer/owner or any other person claiming an interest, or a lien may redeem the vehicle/goods by satisfying the amount due in cash on or before the sale date and time. The customer/owner or any other person claiming an interest, or a lien has a right to file for a hearing prior to the date of sale with the clerk of the courts in the Lee County where the vehicle/goods is held to determine whether the vehicle/goods have been wrongfully taken or withheld from him or her. At any time before the date of sale Owner/Lienholder may recover the vehicle/goods without instituting judicial proceedings by posting a bond as per 559.917 F.S. Net proceeds in excess of lien amount will be deposited with the clerk of courts pursuant to 677.209,677.210 F.S.

July 24, 31, 2026 26-02844L

SECOND INSERTION

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

Tax Deed #:2026000274

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02751 Year of Issuance 2024 Description of Property CAPE CORAL UNIT 52 BLK 3800 PB 19 PG 61 LOTS 35 + 36 Strap Number 04-44-23-C2-03800.0350

Names in which assessed:
AHMAD ALI ALFORIH

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02821L

SECOND INSERTION

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

Tax Deed #:2026000213

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17924 Year of Issuance 2024 Description of Property LOT 7, BLOCK 41, OF SOUTH PART UNIT 9, GREENBRIAR, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-27-12-00041.0070

Names in which assessed:
TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02768L

SECOND INSERTION

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

Tax Deed #:2026000273

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-17745 Year of Issuance 2024 Description of Property LOTS 211 TO 217, STILL HOLLOW; DESCRIBED AS ONE TRACT AS FOLLOWS: FROM THE SOUTHWEST CORNER OF UNIT 1, SUNNY PALM ESTATES, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 14, PAGE 82, RUN SOUTH 89¬∞16'53" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A DISTANCE OF 1706.92 FEET; THENCE NORTH 0¬∞36'39" WEST 1438.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89¬∞23'21" EAST 730 FEET; THENCE NORTH 0¬∞36'39" WEST 140 FEET; THENCE SOUTH 89¬∞23'21" WEST 730 FEET; THENCE SOUTH 0¬∞36'39" EAST 140 FEET TO THE POINT OF BEGINNING. Strap Number 03-44-27-00-00002.0580

Names in which assessed:
TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02766L

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: SNAYLOVESON GERMAIN
Case: CD202512479/D
3438021/3402356

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.

Jul. 24, 31; Aug. 7, 14, 2026
26-02893L

SECOND INSERTION

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

Tax Deed #:2026000157

NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 24-05019 Year of Issuance 2024 Description of Property UNIT NO. 313, BUILDING 22, KELLY GREENS VERANDAS CONDOMINIUM VII, ? CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS B??? 2128, PAGE 1100, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM Strap Number 01-46-23-06-00022.3130

Names in which assessed:
74 ELMWOOD PARK LLC, 74 ELMWOOD PARK, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02829L

SECOND INSERTION

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

Tax Deed #:2026000153

NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 24-05013 Year of Issuance 2024 Description of Property THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. 253, BUILDING 18, KELLY GREENS VERANDAS CONDOMINIUM VI, AND THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF DECLARATION OF CONDOMINIUM OF KELLY GREENS VERANDAS CONDOMINIUM VI, AS RECORDED IN OFFICIAL RECORDS BOOK 2119, PAGES 1505 THROUGH 1565, AND AS AMENDED, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-46-23-06-00018.2530

Names in which assessed:
74 ELMWOOD PARK LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02828L

SECOND INSERTION

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

Tax Deed #:2026000148

NOTICE IS HEREBY GIVEN that YAKOV CHEPOVETSKY 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:

ROYAL WOODS PH II OR 1723 PG 4089 + INSTR #2009000115614 RES TRACT 9047

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 24, 31; Aug. 7, 14, 2026
26-02714L

FOURTH INSERTION

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

Tax Deed #:2026000119

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-06048 Year of Issuance 2024 Description of Property LOT 70, LAZY DAYS MOBILE VILLAGE UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 736, PAGES 467 THROUGH 470, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1973 VILLA DOUBLE WIDE MOBILE HOME, HAVING A VIN NUMBER OF 13015A, TITLE NO. 5729205 & VIN NUMBER 13015B, TITLE NO. 5729204, BEING PERMANENLY AFFIXED TO AND TAXED AS REAL PROPERTY. Strap Number 26-43-24-04-00000.0700

Names in which assessed:
MICHAEL WIENKEN

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026
26-02532L

FOURTH INSERTION

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

Tax Deed #:2026000115

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-11750 Year of Issuance 2024 Description of Property COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST, THENCE RUN WEST 464.5 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 61 FEET; THENCE RUN NORTH 140 FEET; THENCE RUN EAST 61 FEET; THENCE RUN SOUTH 140 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN LEE COUNTY, FLORIDA. Strap Number 20-46-25-00-00017.0110

Names in which assessed:
MARIA MARTINEZ

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026
26-02534L

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.storagetreasures.com on 8/11/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Datura Khoury. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

July 24, 31, 2026 26-02797L

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: MICKELE A. TURNER
Case: CD202606216/D 3601685

An Administrative Complaint to revoke 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.

Jul. 24, 31; Aug. 7, 14, 2026
26-02892L

SECOND INSERTION

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

Tax Deed #:2026000263

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17478 Year of Issuance 2024 Description of Property LOT 7, BLOCK 4, SOUTHEAST 1/2 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 101, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01004.0070

Names in which assessed:
Marilyn Mclaughlin, WILLIAM MCLAUGHLIN

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02771L

SECOND INSERTION

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

Tax Deed #:2026000146

NOTICE IS HEREBY GIVEN that YAKOV CHEPOVETSKY 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: 24-09570 Year of Issuance 2024 Description of Property UNIT 481 OF ROYAL PELICAN TOWNHOUSE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN O.R. BOOK 1861, PAGE 4140, AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. Strap Number 03-47-24-W1-05600.4810

Names in which assessed:
ROBERT MICHAEL ELLIOTT

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02740L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2026000207

NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank 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: 24-06079 Year of Issuance 2024 Description of Property LOT 27, BLOCK 9, LEESURE VILLAGE, NOW TAMIAMI VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGES 60 TO 76, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME WITH VIN NUMBER 3548T AND TITLE NUMBER 10239389. Strap Number 27-43-24-02-00009.0270

Names in which assessed:
RITA B RIVAL, RITA B. RIVAL

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02832L

SECOND INSERTION

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

Tax Deed #:2026000154

NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 24-04623 Year of Issuance 2024 Description of Property LOTS 9 AND 10, IN BLOCK 1713, UNIT 44, CAPE CORAL, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 104 TO 112, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-23-C4-01713.0090

Names in which assessed:
HOWARD J SCHUMACHER, RENA J SCHUMACHER, SCHUMACHER FAMILY TRUST, THE SCHUMACHER FAMILY TRUST, UTA DATED NOVEMBER 8, 2019

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02825L

SECOND INSERTION

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

Tax Deed #:2026000181

NOTICE IS HEREBY GIVEN that Certmax 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: 24-24255 Year of Issuance 2024 Description of Property LOT 14, BLOCK 27, UNIT 3, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 23, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 23-45-27-L2-03027.0140

Names in which assessed:
MADONNA ELENTENY, THOMAS CERNEY, THOMAS CERNEY DECD

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02726L

SECOND INSERTION

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

Tax Deed #:2026000182

NOTICE IS HEREBY GIVEN that Certmax 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: 24-20652 Year of Issuance 2024 Description of Property LOT 22, BLOCK 32, UNIT 8, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, 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 36, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 25-44-27-08-00032.0220

Names in which assessed:
MARCANTONIO TRUST, MARCANTONIO TRUST DATED JULY 5, 2007

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02727L

SECOND INSERTION

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

Tax Deed #:2026000224

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-18180 Year of Issuance 2024 Description of Property LOT 1, BLOCK 238, NORTH PART UNIT 36, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-02-00238.0010

Names in which assessed:
MARGALIT AND ZOHAR HOLDINGS LL, MARGALIT AND ZOHAR HOLDINGS LLC, MARGALIT AND ZOHAR HOLDINGS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02749L

SECOND INSERTION

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

Tax Deed #:2026000255

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02039 Year of Issuance 2024 Description of Property LOTS 8 AND 9, BLOCK 2942 B, UNIT 42, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-23-C1-02942.B080

Names in which assessed:
FLORIDA FORECLOSURE TRANSACTIO, FLORIDA FORECLOSURE TRANSACTIONS LLC, ROSARIO GERENA FAMILY TRUST AGREEMENT DATED MAY 9, 2019

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02817L

SECOND INSERTION

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

Tax Deed #:2026000253

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-03030 Year of Issuance 2024 Description of Property LOT 25, BLOCK 4226, CAPE CORAL UNIT SIXTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 154 THROUGH 169, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-23-C4-04226.0250

Names in which assessed:
EDGAR C STEWART III, EDGAR C. STEWART III

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02824L

SECOND INSERTION

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

Tax Deed #:2026000252

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-03024 Year of Issuance 2024 Description of Property LOT 31, BLOCK 4217, CAPE CORAL, UNIT 60, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 154 TO 169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-23-C4-04217.0310

Names in which assessed:
THE FOUR M'S INC

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02823L

SECOND INSERTION

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

Tax Deed #:2026000249

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00429 Year of Issuance 2024 Description of Property LOTS 50 AND 51, BLOCK 5179, UNIT 83, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 41 TO 54 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-22-C3-05179.0500

Names in which assessed:
LUIS ERNEY NIETO

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02812L

SECOND INSERTION

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

Tax Deed #:2026000278

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00343 Year of Issuance 2024 Description of Property LOTS 3 AND 4, BLOCK 5189, UNIT 83, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 41 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-22-C1-05189.0030

Names in which assessed:
BARBARA ALEXANDER

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02810L

SECOND INSERTION

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

Tax Deed #:2026000299

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01132 Year of Issuance 2024 Description of Property LOT 1, BLOCK 6080, UNIT 97, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 85 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-43-23-C4-06080.0010

Names in which assessed:
HUGO KENNEDY

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02800L

SECOND INSERTION

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

Tax Deed #:2026000196

NOTICE IS HEREBY GIVEN that Robert J Oelwang 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: 24-03945 Year of Issuance 2024 Description of Property LOTS 3 AND 4, BLOCK 4436 OF CAPE CORAL UNIT 63, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-44-23-C4-04436.0030

Names in which assessed:
ISAIAH HAMILTON

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02739L

SECOND INSERTION

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

Tax Deed #:2026000247

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01178 Year of Issuance 2024 Description of Property LOTS 7 AND 8, BLOCK 5495, CAPE CORAL SUBDIVISION, UNIT 91, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-23-C1-05495.0070

Names in which assessed:
SOLE HOMES REALTY, SOLE HOMES REALTY, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02813L

SECOND INSERTION

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

Tax Deed #:2026000276

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00177 Year of Issuance 2024 Description of Property LOTS 45 AND 46, BLOCK 5454, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-43-22-C3-05454.0450

Names in which assessed:
V & A BUILDERS INC, V & A BUILDERS INC.

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02808L

SECOND INSERTION

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

Tax Deed #:2026000291

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02517 Year of Issuance 2024 Description of Property LOTS 11 AND 12, BLOCK 2623, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16. PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C2-02623.0110

Names in which assessed:
MARIA C URIBE, MARIA URIBE

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02802L

SECOND INSERTION

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

Tax Deed #:2026000262

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-18181 Year of Issuance 2024 Description of Property LOT 6, BLOCK 239, SOUTH PART UNIT 36, GREENBRIAR SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 57, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-03-00239.0060

Names in which assessed:
ALBERT NIYAZOV

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02773L

SECOND INSERTION

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

Tax Deed #:2026000284

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02318 Year of Issuance 2024 Description of Property LOTS 15 AND 16, BLOCK 2484, UNIT 36 PART 1, CAPE CORAL SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 36-43-23-C3-02484.0150

Names in which assessed:
JOHN BARBOSA, NICHOLAS SPYREAS

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02820L

SECOND INSERTION

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

Tax Deed #:2026000282

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02139 Year of Issuance 2024 Description of Property LOTS 13, 14 AND 15, BLOCK 2732, CAPE CORAL, UNIT 39, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 142 THROUGH 154, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA . Strap Number 35-43-23-C1-02732.0130

Names in which assessed:
JESUS RAFAEL ABREU SR, SANDRA JULLEIBY JIMENEZ

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026
26-02818L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2026000188

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21315 Year of Issuance 2024 Description of Property LOT 6, BLOCK 17, UNIT 5, SECTION 36, TOWNSHIP 44 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 54, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-05-00017.0060

Names in which assessed:
TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02732L

SECOND INSERTION

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

Tax Deed #:2026000186

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21275 Year of Issuance 2024 Description of Property LOT 20, BLOCK 2, UNIT 1, SECTION 36, TOWNSHIP 44 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 54, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-01-00002.0200

Names in which assessed:
TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02730L

SECOND INSERTION

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

Tax Deed #:2026000176

NOTICE IS HEREBY GIVEN that Certmax 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: 24-20423 Year of Issuance 2024 Description of Property LOT 4, BLOCK 3, UNIT 1, SECTION 24, TOWNSHIP 44 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 35, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 24-44-27-01-00003.0040

Names in which assessed:
TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02721L

SECOND INSERTION

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

Tax Deed #:2026000216

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-18010 Year of Issuance 2024 Description of Property LOT 5, BLOCK 69, WEST PART UNIT 15, GREENBRIAR, SECTION 4 AND 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE (S) 24, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-27-10-00069.0050

Names in which assessed:
7 SPACE GROUP LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02747L

SECOND INSERTION

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

Tax Deed #:2026000217

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-18011 Year of Issuance 2024 Description of Property LOT 6, BLOCK 69, WEST PART UNIT 15, GREENBRIAR, SECTION 4 AND 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE (S) 24, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-27-10-00069.0060

Names in which assessed:
7 SPACE GROUP LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02748L

SECOND INSERTION

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

Tax Deed #:2026000244

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02929 Year of Issuance 2024 Description of Property LOTS 1 AND 2, BLOCK 4239, CAPE CORAL SUBDIVISION, UNIT 60, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 154 THROUGH 169, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-23-C1-04239.0010

Names in which assessed:
BETTR HOMES CONSTRUCTION LLC, BETTR HOMES CONSTRUCTION, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02752L

SECOND INSERTION

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

Tax Deed #:2026000232

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-15728 Year of Issuance 2024 Description of Property LOT 12, BLOCK 58, UNIT 7, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 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 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-44-26-07-00058.0120

Names in which assessed:
JEAN LOIZZO

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02756L

SECOND INSERTION

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

Tax Deed #:2026000236

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-16398 Year of Issuance 2024 Description of Property LOT 31, BLOCK 1, UNIT 6, LEHIGH ESTATES 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 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 05-45-26-06-00001.0310

Names in which assessed:
ESTATE OF HELENE PICCHIELLO, ESTHER LASERNA

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02757L

SECOND INSERTION

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

Tax Deed #:2026000228

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-16513 Year of Issuance 2024 Description of Property LOT 9, BLOCK 70, UNIT 5, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE (S) 96, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 10-45-26-05-00070.0090

Names in which assessed:
ERICK HERNANDEZ, GORGE RODRIGUEZ

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02759L

SECOND INSERTION

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

Tax Deed #:2026000229

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-16620 Year of Issuance 2024 Description of Property LOT 7, BLOCK 91, UNIT 10, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 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 97, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-26-10-00091.0070

Names in which assessed:
NINFA LEON, SERAFIN LEON

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02760L

SECOND INSERTION

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

Tax Deed #:2026000233

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-17617 Year of Issuance 2024 Description of Property LOT 20, BLOCK 59, LEHIGH ACRES, UNIT 15, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 18, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-15-00059.0200

Names in which assessed:
YANEYA CHINEA, YOSDANI RUIZ

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02764L

SECOND INSERTION

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

Tax Deed #:2026000215

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17876 Year of Issuance 2024 Description of Property LOT 12, BLOCK 15, PLAT OF UNIT 3, GREENBRIAR, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 1 THROUGH 82, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 03-44-27-05-00015.0120

Names in which assessed:
CAI YONG

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02767L

SECOND INSERTION

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

Tax Deed #:2026000277

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00197 Year of Issuance 2024 Description of Property LOTS 5 AND 6, BLOCK 5462, CAPE CORAL SUBDIVISION, UNIT 90, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-43-22-C3-05462.0050

Names in which assessed:
AMISPHERE FARM LABOR INC, AMISPHERE FARM LABOR INC., TSAVO GROUP INC

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02809L

SECOND INSERTION

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

Tax Deed #:2026000286

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16016 Year of Issuance 2024 Description of Property LOT 13, BLOCK 51, UNIT 6, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, 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 94, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 02-45-26-06-00051.0130

Names in which assessed:
IRIS ALVAREZ

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02804L

SECOND INSERTION

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

Tax Deed #:2026000248

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01245 Year of Issuance 2024 Description of Property LOTS 31 AND 32, BLOCK 5509, UNIT 91, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-23-C4-05509.0310

Names in which assessed:
GABRIEL EDUARDO S GUTIERREZ, GABRIEL EDUARDO SALGADO GUTIERREZ

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02814L

SECOND INSERTION

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

Tax Deed #:2026000268

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01394 Year of Issuance 2024 Description of Property LOTS 25 AND 26, BLOCK 2342, CAPE CORAL UNIT 36, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C3-02342.0250

Names in which assessed:
BETTR HOMES CONSTRUCTION LLC, BETTR HOMES CONSTRUCTION, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02815L

SECOND INSERTION

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

Tax Deed #:2026000283

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02213 Year of Issuance 2024 Description of Property LOTS 13 AND 14, BLOCK 2707, UNIT 39, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C3-02707.0130

Names in which assessed:
AMERICAN ESTATE & TRUST, AMERICAN ESTATE AND TRUST, GRANT JAMES

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02819L

SECOND INSERTION

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

Tax Deed #:2026000266

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02820 Year of Issuance 2024 Description of Property LOTS 8 AND 9, BLOCK 3828, OF UNIT 52, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGES 49-63, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-23-C4-03828.0080

Names in which assessed:
RAYMOND L LAVOIE TRUST, RAYMOND L. LAVOIE 2018 REVOCABLE TRUST, DATED NOVEMBER 9, 2018

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02822L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2026000189

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21317 Year of Issuance 2024 Description of Property LOT 23, BLOCK 18, UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, RECORDED IN PLAT BOOK 15, PAGE 54, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-05-00018.0230

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02733L

SECOND INSERTION

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

Tax Deed #:2026000194

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21290 Year of Issuance 2024 Description of Property LOT 21, BLOCK 9, UNIT 3, LEHIGH ACRES, IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, AS SHOWN IN PLAT BOOK 15, PAGE 54 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-03-00009.0210

Names in which assessed: RICHARD CICHEWICZ

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02736L

SECOND INSERTION

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

Tax Deed #:2026000071

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-05170 Year of Issuance 2024 Description of Property LOT 7, SECOND ADDITION TO SHELL HARBOR, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 20-46-23-T4-04100.0070

Names in which assessed: BKAT PROPERTIES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02803L

SECOND INSERTION

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

Tax Deed #:2026000208

NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank 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: 24-06503 Year of Issuance 2024 Description of Property LOT 23, BLOCK 28, PALMONA PARK, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-02-00028.0230

Names in which assessed: LUIS THILLET

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02833L

SECOND INSERTION

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

Tax Deed #:2026000260

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17483 Year of Issuance 2024 Description of Property LOT 22, BLOCK 4, SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01004.0220

Names in which assessed: LOVEJOY PORTFOLIO LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02772L

SECOND INSERTION

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

Tax Deed #:2026000290

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01557 Year of Issuance 2024 Description of Property LOTS 29 AND 30, BLOCK 2995, CAPE CORAL UNIT 43, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 48-57 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-43-23-C2-02995.0290

Names in which assessed: BETTR HOMES CONSTRUCTION LLC, BETTR HOMES CONSTRUCTION, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02801L

SECOND INSERTION

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

Tax Deed #:2026000261

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-03278 Year of Issuance 2024 Description of Property LOTS 27 AND 28, BLOCK 3756, CAPE CORAL UNIT 51, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 2 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-23-C2-03756.0270

Names in which assessed: CARLOS ALBERTO GARCIA GRANOBLES

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02770L

SECOND INSERTION

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

Tax Deed #:2026000311

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-17671 Year of Issuance 2024 Description of Property LOT 14, BLOCK 38, UNIT 10, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-L2-10038.0140

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02765L

SECOND INSERTION

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

Tax Deed #:2026000245

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-03003 Year of Issuance 2024 Description of Property LOTS 45 AND 46, BLOCK 4211, UNIT 60, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 154 THROUGH 169, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-23-C3-04211.0450

Names in which assessed: SOPHIA PEDRO

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02753L

SECOND INSERTION

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

Tax Deed #:2026000218

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17484 Year of Issuance 2024 Description of Property LOT 6, BLOCK 5, SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 36-43-27-L3-01005.0060

Names in which assessed: LEVENTURES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02743L

SECOND INSERTION

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

Tax Deed #:2026000259

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17455 Year of Issuance 2024 Description of Property LOT 38, BLOCK 1, PLAT OF SE 1/4 SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01001.0380

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02741L

SECOND INSERTION

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

Tax Deed #:2026000190

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21320 Year of Issuance 2024 Description of Property LOT 9, BLOCK 20, UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 54, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-05-00020.0090

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02737L

SECOND INSERTION

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

Tax Deed #:2026000241

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-15647 Year of Issuance 2024 Description of Property LOT 2 BLOCK 97 UNIT 11 SECTION 35, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, 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 91, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 35-44-26-11-00097.0020

Names in which assessed: BERNARD J. OLAS, ESTATE OF BERNARD J OLAS

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02755L

SECOND INSERTION

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

Tax Deed #:2026000222

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-18254 Year of Issuance 2024 Description of Property LOT 3, BLOCK 276, UNIT 45, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 68 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-10-00276.0030

Names in which assessed: MARIA CELESTE ALVES DA COSTA PINTO, YANNICK CARDON

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02750L

SECOND INSERTION

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

Tax Deed #:2026000226

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17516 Year of Issuance 2024 Description of Property LOT 4, BLOCK 48, UNIT 12, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 15, PAGE 3, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; LESS SUBSURFACE RIGHTS. Strap Number 01-44-27-L1-12048.0040

Names in which assessed: BREEN INC, BREEN, INC., PALM PROPERTIES LLC, PALM PROPERTIES, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02745L

SECOND INSERTION

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

Tax Deed #:2026000219

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17485 Year of Issuance 2024 Description of Property LOT 19, BLOCK 5, PLAT OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01005.0190

Names in which assessed: ARTHUR T BROWN, ARTHUR T. BROWN, VIRGINIA R BROWN

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02744L

SECOND INSERTION

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

Tax Deed #:2026000225

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17469 Year of Issuance 2024 Description of Property LOT 11, BLOCK 3, PLAT OF SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, 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 101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01003.0110

Names in which assessed: VINCENT DIANDRE MCKAY

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02742L

SECOND INSERTION

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

Tax Deed #:2026000195

NOTICE IS HEREBY GIVEN that Certmax 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: 24-10814 Year of Issuance 2024 Description of Property LOTS 1, 2 AND 3, BLOCK 9, LINCOLN PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 19-44-25-P1-00209.0010

Names in which assessed: MOUNT HERMON BAPTIST CHURCH OF FORT MYERS FLORIDA, INC., MOUNT HERMON MINISTRIES INC, MOUNT HERMON MINISTRIES, INC.

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02738L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2026000171

NOTICE IS HEREBY GIVEN that Certmax 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: 24-19871 Year of Issuance 2024 Description of Property LOT 12, BLOCK 21, UNIT 6, SECTION 18, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 22, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-27-06-00021.0120

Names in which assessed: CAPACE CAPACE, MICHAEL CAPACE

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02716L

SECOND INSERTION

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

Tax Deed #:2026000172

NOTICE IS HEREBY GIVEN that Certmax 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: 24-19632 Year of Issuance 2024 Description of Property LOT 23, BLOCK 8, UNIT 2, LEHIGH ACRES, SECTION 16, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 18, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-27-02-00008.0230

Names in which assessed: ALFREDO BOUGH REVOCABLE TRUST AGREEMENT DATED AUGUST 3, 2011

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02717L

SECOND INSERTION

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

Tax Deed #:2026000220

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17903 Year of Issuance 2024 Description of Property LOT 10, BLOCK 25, UNIT 5, GREENBRIAR, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 8 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-27-07-00025.0100

Names in which assessed: YASMIN RIAZUDDIN

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02746L

SECOND INSERTION

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

Tax Deed #:2026000243

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-02895 Year of Issuance 2024 Description of Property LOTS 21, 22 AND 23, BLOCK 4029, UNIT 56, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 107 THROUGH 116, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C4-04029.0210

Names in which assessed: DUNG NGUYEN, NGA NGUYEN

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02751L

SECOND INSERTION

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

Tax Deed #:2026000246

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-03136 Year of Issuance 2024 Description of Property LOTS 20 AND 21, BLOCK 3991, CAPE CORAL SUBDIVISION, UNIT 55, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 92 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-23-C1-03991.0200

Names in which assessed: ALFONSO MAHULEN GONZALEZ

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02754L

SECOND INSERTION

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

Tax Deed #:2026000237

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-16473 Year of Issuance 2024 Description of Property LOT 24, BLOCK 34, REPLAT OF TRACT C, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 187, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-26-03-00034.0240

Names in which assessed: NAZM LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02758L

SECOND INSERTION

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

Tax Deed #:2026000173

NOTICE IS HEREBY GIVEN that Certmax 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: 24-19870 Year of Issuance 2024 Description of Property LOT 7, BLOCK 21, UNIT 6, LEHIGH ACRES, SECTION 18, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 22, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-27-06-00021.0070

Names in which assessed: TROY A OURS

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02718L

SECOND INSERTION

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

Tax Deed #:2026000177

NOTICE IS HEREBY GIVEN that Certmax 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: 24-20455 Year of Issuance 2024 Description of Property LOT 9, BLOCK 15, UNIT 4, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 35, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-27-04-00015.0090

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02722L

SECOND INSERTION

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

Tax Deed #:2026000178

NOTICE IS HEREBY GIVEN that Certmax 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: 24-20529 Year of Issuance 2024 Description of Property LOT 20, BLOCK 40, UNIT 10, LEHIGH ACRES, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 35, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-44-27-10-00040.0200

Names in which assessed: MERLOT III LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02723L

SECOND INSERTION

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

Tax Deed #:2026000179

NOTICE IS HEREBY GIVEN that Certmax 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: 24-24123 Year of Issuance 2024 Description of Property LOT 5, BLOCK 82, UNIT 13, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 85, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-L3-13082.0050

Names in which assessed: BIG FLOOR LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02724L

SECOND INSERTION

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

Tax Deed #:2026000187

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21299 Year of Issuance 2024 Description of Property LOT 3, BLOCK 14, UNIT 4, LEHIGH ACRES, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-04-00014.0030

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02731L

SECOND INSERTION

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

Tax Deed #:2026000191

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21329 Year of Issuance 2024 Description of Property LOT 22, BLOCK 22, UNIT 6, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 54, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-06-00022.0220

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02735L

SECOND INSERTION

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

Tax Deed #:2026000180

NOTICE IS HEREBY GIVEN that Certmax 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: 24-20679 Year of Issuance 2024 Description of Property LOT 24, BLOCK 43, UNIT 11, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, 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 37, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 25-44-27-11-00043.0240

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02725L

SECOND INSERTION

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

Tax Deed #:2026000174

NOTICE IS HEREBY GIVEN that Certmax 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: 24-24331 Year of Issuance 2024 Description of Property LOT 3, BLOCK 53, UNIT 15, LEHIGH ACRES, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 35, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-L3-15053.0030

Names in which assessed: TIMIOS PENSION SCHEME TRUST, VERTU RETIREMENT BENEFIT SCHEME, A PENSION TRUST U/A/D FEBRUARY 27, 2012

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02719L

SECOND INSERTION

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

Tax Deed #:2026000175

NOTICE IS HEREBY GIVEN that Certmax 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: 24-20053 Year of Issuance 2024 Description of Property LOT 22, BLOCK 2, UNIT 1, SECTION 20, TOWNSHIP 44 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 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-27-01-00002.0220

Names in which assessed: GUDRUN STANTKE, PETER M STANTKE

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02720L

SECOND INSERTION

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

Tax Deed #:2026000184

NOTICE IS HEREBY GIVEN that Certmax 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: 24-20963 Year of Issuance 2024 Description of Property EAST HALF OF LOT 13, BLOCK 28, UNIT 7, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 27 EAST, OF 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 44, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 29-44-27-07-00028.013B

Names in which assessed: STEVEN A BAILLARGEON

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02728L

SECOND INSERTION

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

Tax Deed #:2026000185

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21271 Year of Issuance 2024 Description of Property LOT 5, BLOCK 2, UNIT 1, SECTION 36, TOWNSHIP 44 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 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-01-00002.0050

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02729L

SECOND INSERTION

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

Tax Deed #:2026000192

NOTICE IS HEREBY GIVEN that Certmax 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: 24-21358 Year of Issuance 2024 Description of Property LOT 15, BLOCK 34, UNIT 9, REPLAT OF SECTION 36, TOWNSHIP 44 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 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 36-44-27-09-00034.0150

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02734L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2026000212

NOTICE IS HEREBY GIVEN that TEN EAGLES 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: 24-17609 Year of Issuance 2024 Description of Property LOT 16, BLOCK 57, UNIT 15, SECTION 2, TOWNSHIP 44 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 20, PAGE 18, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-15-00057.0160

Names in which assessed:
DELROY BARNETT, MERNA NUBY

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02763L

SECOND INSERTION

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

Tax Deed #:2026000230

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-16697 Year of Issuance 2024 Description of Property LOT 10, BLOCK 63, UNIT 6, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 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 98, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-06-00063.0100

Names in which assessed:
MONICA SANGSTER, OLWEN HENDRICKS-ROBERTS

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02761L

SECOND INSERTION

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

Tax Deed #:2026000298

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16211 Year of Issuance 2024 Description of Property LOT 4, BLOCK 111, UNIT 12, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 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 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-26-12-00111.0040

Names in which assessed:
SWFL SOLUTIONS INC, SWFL SOLUTIONS INC.

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02805L

SECOND INSERTION

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

Tax Deed #:2026000288

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-23782 Year of Issuance 2024 Description of Property LOT 5, BLOCK 33, UNIT 7, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-07-00033.0050

Names in which assessed:
ESTATE OF FRED T. CLAYTOR, FRED T CLAYTOR ESTATE, SARA E CLAYTOR, SARA E. CLAYTOR

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02806L

FOURTH INSERTION

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

Tax Deed #:2026000133

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-03080 Year of Issuance 2024 Description of Property LOT 36, BLOCK 4131, UNIT 59, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 140-153, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04131.0360

Names in which assessed:
THI THU HANG LAM

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02517L

FOURTH INSERTION

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

Tax Deed #:2026000134

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-08187 Year of Issuance 2024 Description of Property LOT 10, BLOCK 343-C, CAPE CORAL, UNIT 7, PART 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-45-24-C2-05300.0100

Names in which assessed:
STEVEN W SMITH

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02522L

SECOND INSERTION

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

Tax Deed #:2026000152

NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 24-05011 Year of Issuance 2024 Description of Property UNIT 222, BUILDING 16, KELLY GREENS VERANDAS CONDOMINIUM VI, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2119, PAGE 1505, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON ELEMENTS Strap Number 01-46-23-06-00016.2220

Names in which assessed:
THADDEUS GAUZA

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02827L

SECOND INSERTION

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

Tax Deed #:2026000240

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-16829 Year of Issuance 2024 Description of Property LOT 4, BLOCK 3, UNIT 1, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 26 EAST, OF THAT CERTAIN SUBDIVISION KNOWN AS LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 15, PAGE 100. Strap Number 14-45-26-01-00003.0040

Names in which assessed:
CESAR S GONZALEZ, CESAR S. GONZALEZ

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02762L

SECOND INSERTION

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

Tax Deed #:2026000289

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-23888 Year of Issuance 2024 Description of Property LOT 11, BLOCK 112, UNIT 16, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 69, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 21-45-27-16-00112.0110

Names in which assessed:
DORIS M HODGES, DORIS M. HODGES

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02807L

SECOND INSERTION

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

Tax Deed #:2026000204

NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank 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: 24-10920 Year of Issuance 2024 Description of Property LOT SIXTEEN (16), BLOCK "J" OF THAT CERTAIN SUBDIVISION KNOWN AS CARVER PARK, AS PER THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN PLAT BOOK 8, AT PAGES 87 AND 88. Strap Number 19-44-25-P2-005J0.0160

Names in which assessed:
EMORY FORREST WILLIAMS JR, EMORY FORREST WILLIAMS JR., HERMAN WILLIAMS

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02834L

FOURTH INSERTION

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

Tax Deed #:2026000078

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-08852 Year of Issuance 2024 Description of Property UNIT 101, BUILDING 105, OF SUMMERLIN TRACE CONDOMINIUM NO. 5, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2145, AT PAGE 522, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO Strap Number 27-45-24-34-00105.1010

Names in which assessed:
FRANK TARANTINO, MARY TARANTINO

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02543L

FOURTH INSERTION

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

Tax Deed #:2026000077

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-21923 Year of Issuance 2024 Description of Property CONDOMINIUM UNIT NUMBER 6, TRACT NUMBER K, OF PINEWOOD CONDOMINIUM OF LEHIGH ACRES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1012, PAGE 373 AND OFFICIAL RECORDS BOOK 1046, PAGE 1594, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THEREOF, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 05-45-27-21-000K0.0060

Names in which assessed:
BRYCE BRADFORD, SANDRA M BRADFORD

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02555L

SECOND INSERTION

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

Tax Deed #:2026000072

NOTICE IS HEREBY GIVEN that Day Star One 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: 24-01006 Year of Issuance 2024 Description of Property LOT 4, BLOCK D, GUMBO LIMBO SUBDIVISION, IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 22 EAST, SANIBEL, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 22 EAST, RUN N 88 DEGREES 23'00" W ALONG THE SOUTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 80.88 FEET TO AN INTERSECTION WITH THE WEST LINE OF DIXIE BEACH BOULEVARD, THENCE RUN N 0 DEGREES 32'48" W ALONG SAID WEST LINE OF DIXIE BEACH BOULEVARD, A DISTANCE OF 495.53 FEET; THENCE RUN S 89 DEGREES 27'10" W FOR A DISTANCE OF 20.00 FEET; THENCE RUN N 0 DEGREES 33'25" W FOR A DISTANCE OF 1.96 FEET; THENCE RUN N 3 DEGREES 56'04" E FOR A DISTANCE OF 298.71 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE RUN N 86 DEGREES 03'56" W FOR A DISTANCE OF 125.00 FEET; THENCE RUN N 3 DEGREES 56'04" E FOR A DISTANCE OF 105.00 FEET; THENCE RUN S 86 DEGREES 03'56" E FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST LINE OF DIXIE BEACH BOULEVARD; THENCE RUN S 3 DEGREES 56'04" W FOR A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING. Strap Number 24-46-22-T3-0010D.0040

Names in which assessed:
GILLIAN LEE, ROGER B LEE

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02799L

SECOND INSERTION

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

Tax Deed #:2026000279

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00377 Year of Issuance 2024 Description of Property LOTS 28 AND 29, BLOCK 5199, CAPE CORAL UNIT 83, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 41 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-22-C2-05199.0280

Names in which assessed:
ORESTES HERNANDEZ PELLICER

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02811L

SECOND INSERTION

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

Tax Deed #:2026000210

NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank 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: 24-05799 Year of Issuance 2024 Description of Property LOT 43, BLOCK 17, SUNCOAST ESTATES, UNRECORDED SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA3 Strap Number 24-43-24-03-00017.0430

Names in which assessed:
SERGIO GONZALEZ CABRERA

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 09/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 24, 31; Aug. 7, 14, 2026

26-02831L

--- ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION – PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 26-CA-2726

DUNG TRUONG,
Plaintiff, v.
DANIEL URRUTIA QUIROZ, if living, and if deceased, his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; and ALL UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN, OR CLAIM IN THE PROPERTY DESCRIBED HEREIN,
Defendants.

TO: DANIEL URRUTIA QUIROZ, if living, and if deceased, his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; and ALL UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN, OR CLAIM IN THE PROPERTY DESCRIBED HEREIN

YOU ARE NOTIFIED that an action to quiet title to real property located in Lee County at 4200 28th St SW, Lehigh Acres, Florida 33976, and described as follows:

LOT 11, BLOCK 27, UNIT 4, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel ID: 03-45-26-L4-04027.0110 ("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 August 11, 2026 after first publication of the notice 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 Complaint to Quiet Title.

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

07/02/2026

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

Reinaldo Rodriguez, Esq.,
McIntyre & Bermudez, PLLC,
1520 Royal Palm Square Blvd.,
Suite 210,
Fort Myers, Florida 33919

July 10, 17, 24, 31, 2026 26-02564L

--- TAX DEEDS ---

FOURTH INSERTION

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

Tax Deed #:2026000096

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-12851 Year of Issuance 2024 Description of Property LOTS 31 AND 32, BLOCK 2, UNIT NO. 1, FORT MYERS SHORES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 151 TO 154, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 30-43-26-01-00002.0310

Names in which assessed: 12308 3RD ST LLC, 12308 3RD ST, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02548L

FOURTH INSERTION

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

Tax Deed #:2026000090

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-20477 Year of Issuance 2024 Description of Property LOT 21, BLOCK 24, UNIT 6, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 35 AND DEED BOOK 254, PAGE 50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-27-06-00024.0210

Names in which assessed: GUEVARA PAINTING SERVICES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02552L

FOURTH INSERTION

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

Tax Deed #:2026000097

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-11461 Year of Issuance 2024 Description of Property UNIT 700, BUILDING 7 OF DIAMOND PROFESSIONAL CENTRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGE 2623, AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 30-45-25-06-00007.0000

Names in which assessed: HESTIA DEVELOPMENT LLC, HESTIA DEVELOPMENT, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02545L

FOURTH INSERTION

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

Tax Deed #:2026000120

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-04046 Year of Issuance 2024 Description of Property LOTS 39, 40 AND 41, BLOCK 3081, CAPE CORAL UNIT 62, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGES 21 THROUGH 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-23-C2-03081.0390

Names in which assessed: ALEJANDRO MIGENES, ASHLEY MIGENES

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02529L

FOURTH INSERTION

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

Tax Deed #:2026000117

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-00366 Year of Issuance 2024 Description of Property LOT (S) 29 AND 30, BLOCK 5185, CAPE CORAL, UNIT 83, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 41 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-22-C2-05185.0290

Names in which assessed: CI HOMES INVESTMENT LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02525L

FOURTH INSERTION

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

Tax Deed #:2026000098

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-21039 Year of Issuance 2024 Description of Property LOT 2, BLOCK 1A, PLAT OF BLOCKS 1-A AND 1-B WEDGEWOOD, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-44-27-06-00001.A020

Names in which assessed: THE LOPEZ 579 TRUST UA/DTD MARCH 10, 2004

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02554L

FOURTH INSERTION

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

Tax Deed #:2026000074

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-19884 Year of Issuance 2024 Description of Property LOT 10, BLOCK 28, UNIT 7, SECTION 18, TOWNSHIP 44 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 22 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-27-07-00028.0100

Names in which assessed: TAMMARA CAMILLA CHUNG

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02551L

FOURTH INSERTION

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

Tax Deed #:2026000084

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-00857 Year of Issuance 2024 Description of Property LOT 292, FLAMINGO BAY UNIT III-A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGES 74 THROUGH 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1988 MERI SINGLEWIDE MOBILE HOME TITLE # 45571557, VIN NUMBER CH10125312. Strap Number 10-45-22-05-00000.2920

Names in which assessed: TIMOTHY A KRUG SR

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02539L

FOURTH INSERTION

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

Tax Deed #:2026000108

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-00577 Year of Issuance 2024 Description of Property LOTS 3 AND 4, BLOCK 5227, CAPE CORAL, UNIT 81, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 102 THROUGH 112, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-22-C3-05227.0030

Names in which assessed: LE THUC KIM, YEN KIM TRUONG

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02526L

FOURTH INSERTION

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

Tax Deed #:2026000111

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-03427 Year of Issuance 2024 Description of Property LOTS 53 AND 54, BLOCK 2604, UNIT 37, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-23-C2-02604.0530

Names in which assessed: BRANSEN VILARDO, VALENTINA STAGNOLI

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02528L

FOURTH INSERTION

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

Tax Deed #:2026000109

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-12661 Year of Issuance 2024 Description of Property HOME NO. 11-201, CALABRIA AT MEDITERRA, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED UNDER INSTRUMENT NUMBER 2007000242674, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-48-25-B4-02911.0201

Names in which assessed: JOE PAVONE

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02536L

FOURTH INSERTION

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

Tax Deed #:2026000136

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-16586 Year of Issuance 2024 Description of Property LOT 17, BLOCK 72, REPLAT OF TRACT Q, UNIT 7, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 199 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 11-45-26-07-00072.0170

Names in which assessed: GLOBAL INVESTMENT LLC, GLOBAL INVESTMENTS LLC, LIGHT BLUE INTERNATIONAL LLC, LIGHT BLUE INTERNATIONAL, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02523L

FOURTH INSERTION

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

Tax Deed #:2026000107

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-12657 Year of Issuance 2024 Description of Property LOT 79, OAK CREEK MANOR, AN UNRECORDED SUBDIVISION, IN SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; AS SHOWN IN OFFICIAL RECORDS BOOK 562, PAGE 47, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-48-25-B2-00200.0790

Names in which assessed: JOSEPH STEPHEN SANNICANDRO

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02535L

FOURTH INSERTION

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

Tax Deed #:2026000139

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-04843 Year of Issuance 2024 Description of Property UNIT NO. 203 OF BELLAGIO GARDENS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 2006000066630, AMENDED IN INSTRUMENT NUMBER 2006000115760, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-45-23-C2-0100B.0203

Names in which assessed: KRISTEN SPADAFORA

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02521L

FOURTH INSERTION

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

Tax Deed #:2026000114

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-14138 Year of Issuance 2024 Description of Property LOT 20, WESTWOOD ACRES, AN UNRECORDED SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 596, PAGE(S) 581, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME VIN NO. D2609119A AND D2609119B AFFIXED THERETO Strap Number 18-44-26-07-00020.0000

Names in which assessed: Bryan Ferguson

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02537L

FOURTH INSERTION

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

Tax Deed #:2026000092

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-12372 Year of Issuance 2024 Description of Property LOT 2, BLOCK 12, IMPERIAL HARBOR, UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 124 THROUGH 126, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH A 1973 HOMETTE MOBILE HOME HAVING VIN#: 03612033G AND TITLE #: 5726784 Strap Number 27-47-25-B2-00412.0020

Names in which assessed: EQUITY TRUST COMPANY FBO NENWARE TODD, PENNY M VELFLING

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02546L

FOURTH INSERTION

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

Tax Deed #:2026000086

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-19631 Year of Issuance 2024 Description of Property LOT 3, BLOCK 8, UNIT 2, SECTION 16, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 18 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-27-02-00008.0030

Names in which assessed: CHM CONSTRUCTION DEVELOPMENT LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02550L

FOURTH INSERTION

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

Tax Deed #:2026000091

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-00442 Year of Issuance 2024 Description of Property LOTS 29 AND 30, BLOCK 5184, CAPE CORAL UNIT 83, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 41 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-22-C3-05184.0290

Names in which assessed: EMINATE LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02538L

--- TAX DEEDS ---

FOURTH INSERTION

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

Tax Deed #:2026000141

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-00361 Year of Issuance 2024 Description of Property LOTS 4 AND 5, BLOCK 5158, UNIT 83, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 41 TO 54, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-22-C2-05158.0040

Names in which assessed: KAZIMER L GRABOWSKI

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02514L

FOURTH INSERTION

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

Tax Deed #:2026000143

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01844 Year of Issuance 2024 Description of Property LOT 3, BLOCK 4315, UNIT 61, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 4 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C4-04315.0030

Names in which assessed: RUTH GFELLER

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02515L

FOURTH INSERTION

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

Tax Deed #:2026000080

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-17844 Year of Issuance 2024 Description of Property LOT 4, BLOCK C, OF SUNNY PALM ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 81 AND 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-27-01-0000C.0040

Names in which assessed: LARRY L PITTMAN, REGALADO LUIS ALBERTO SANTOS, ZENEIDA ESPINAL LENDOF

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02549L

FOURTH INSERTION

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

Tax Deed #:2026000082

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-09240 Year of Issuance 2024 Description of Property LOT 61, COCO BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 44 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-46-24-32-00000.0610

Names in which assessed: BANYAN ASSETS LLC, PLANET MANAGEMENT GROUP LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02544L

FOURTH INSERTION

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

Tax Deed #:2026000085

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-07156 Year of Issuance 2024 Description of Property LOT 4, HARBOR ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S) 97, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-24-22-00000.0040

Names in which assessed: MLP FINANCIAL GROUP INC, VETES INVESTMENTS CORP, VETES INVESTMENTS CORP.

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02542L

FOURTH INSERTION

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

Tax Deed #:2026000102

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-04165 Year of Issuance 2024 Description of Property LOTS 32 AND 33, BLOCK 5890, CAPE CORAL SUBDIVISION, UNIT 92, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 26 THROUGH 34, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-44-23-C1-05890.0320

Names in which assessed: 2616 SW 20 AVE LLC, CAPE CORAL ACQUISITIONS II LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02541L

FOURTH INSERTION

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

Tax Deed #:2026000087

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-01000 Year of Issuance 2024 Description of Property LOT 74, TRADEWINDS FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA IN PLAT BOOK 12, PAGE 57. Strap Number 19-46-22-T2-00500.0740

Names in which assessed: DAVID J MCELRATH

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02540L

FOURTH INSERTION

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

Tax Deed #:2026000075

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-12835 Year of Issuance 2024 Description of Property LOT 20 AND THE EAST 1/2 OF LOT 19, BLOCK 89, OF FORT MYERS SHORES, UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 66 THROUGH 70, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-26-05-00089.0200

Names in which assessed: MICHAEL T WRONSKI

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02547L

FOURTH INSERTION

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

Tax Deed #:2026000124

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-01937 Year of Issuance 2024 Description of Property LOTS 1 AND 2, BLOCK 3853, CAPE CORAL UNIT 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 64 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C1-03853.0010

Names in which assessed: AMBER GIBBS, CHAD GIBBS

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02527L

FOURTH INSERTION

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

Tax Deed #:2026000131

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-18082 Year of Issuance 2024 Description of Property LOT 6, BLOCK 160, UNIT 24, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 39 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-03-00160.0060

Names in which assessed: WESTERN DREAM HOMES, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02524L

FOURTH INSERTION

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

Tax Deed #:2026000145

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-01912 Year of Issuance 2024 Description of Property LOTS 47, 48 AND 49, BLOCK 4093, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 32-43-23-C4-04093.0470

Names in which assessed: SUSAN ADAMCIK, SUSAN M ADAMCIK

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02516L

FOURTH INSERTION

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

Tax Deed #:2026000093

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 24-20869 Year of Issuance 2024 Description of Property LOTS 20 AND 21, BLOCK 11, LEHIGH ACRES UNIT 3, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE (S) 42, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-44-27-03-00011.0200

Names in which assessed: ANNA-MILENA SZEMIK, SEBASTIAN HARTKOPF

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02553L

FOURTH INSERTION

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

Tax Deed #:2026000137

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-03599 Year of Issuance 2024 Description of Property UNIT 202, COLONIAL VILLAGE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OR BOOK 1698, PAGE 2508, AND AS AMENDED THERETO IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL OF THE APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. Strap Number 14-44-23-C3-00100.2020

Names in which assessed: MARYELLEN VALERI, THOMAS J VALERI JR

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02518L

FOURTH INSERTION

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

Tax Deed #:2026000112

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-04668 Year of Issuance 2024 Description of Property UNIT 9, PLAZA COUNTRY BOULEVARD CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OR BOOK 1196, PAGE 1382, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 12-45-23-C3-02200.0090

Names in which assessed: RECKLESS ABANDON INVESTMENTS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02531L

FOURTH INSERTION

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

Tax Deed #:2026000123

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-08972 Year of Issuance 2024 Description of Property UNIT 42103, OF GARDENS AT BEACHWALK, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 4183, PAGES 3927 THROUGH 4072, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 31-45-24-55-00004.0103

Names in which assessed: JOSEPH SGAMBATI

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02533L

FOURTH INSERTION

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

Tax Deed #:2026000135

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-04579 Year of Issuance 2024 Description of Property LOTS 17 AND 18, BLOCK 3377, UNIT 65, CAPE CORAL SUBDIVISION, TOGETHER WITH THE NORTH 10 FEET OF A CLOSED AND VACATED ALLEY ABUTTING THE SOUTH BOUNDARY LINE OF SAID LOTS PER RESOLUTION 131-89 RECORDED IN O.R. BOOK 2101, PAGE 4801, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 151 THROUGH 164, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-23-C4-03377.0170

Names in which assessed: GEORGE WIRTH, VERONICA WIRTH

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02520L

FOURTH INSERTION

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

Tax Deed #:2026000121

NOTICE IS HEREBY GIVEN that KINGS RIGHT LLC FIRSTRUST BANK AGT FBO KINGS RIGHTS 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: 24-04070 Year of Issuance 2024 Description of Property LOTS 63 AND 64, ALL IN BLOCK 4414, CAPE CORAL SUBDIVISION, UNIT 63, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 48 THROUGH 81, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND THE EAST HALF OF THE VACATED ALLEY ADJOINING ON THE WEST, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2023000319246. Strap Number 27-44-23-C1-04414.0630

Names in which assessed: UNO HOLDING LLC, UNO HOLDING, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02530L

FOURTH INSERTION

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

Tax Deed #:2026000138

NOTICE IS HEREBY GIVEN that Morning Star One 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: 24-03601 Year of Issuance 2024 Description of Property UNIT NO. 206, COLONIAL VILLAGE II CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN NOVEMBER 16, 1983 IN OFFICIAL RECORDS BOOK 1698, PAGES 2508 THROUGH 2561, INCLUSIVE, AND AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. Strap Number 14-44-23-C3-00100.2060

Names in which assessed: MARYELLEN VALERI, THOMAS VALERI JR

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 09/01/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 10, 17, 24, 31, 2026

26-02519L