Public Notices

Business Observer

PAGES 17-48

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** AUGUST 14 - AUGUST 20, 2026

LEE COUNTY LEGAL NOTICES

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 Calusa Carpentry located at 6879 Sedgewick Ct in the City of Fort Myers, Lee, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2026
Blake Bening
August 14, 2026 26-03216L

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 India Association of Southwest Florida located at 11600 Mcgregor Blvd in the City of Fort Myers, Lee, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2026
India Association of Fort Myers, Inc.
Sunita Sharma Rajendra
August 14, 2026 26-03230L

FIRST INSERTION

NOTICE OF PUBLIC SALE:
THE LOCK UP SELF STORAGE
at
27661 S Tamiami Trail
Bonita Springs, FL 34134

will sell the contents of the following unit to satisfy a lien to the highest bidder on August 28, 2026 by 12:30PM at **WWW.STORAGETREASURES.COM** All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 3428 Dee Hamm

August 14, 21, 2026 26-03202L

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 Sunridge located at 2430 Concorde Dr in the City of Fort Myers, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2026
Aspects LLC
August 14, 2026 26-03222L

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 Ren Beauty Lab located at 9345 Ben C Pratt 6 Mile Cypress Pkwy Fort Myers FL, 33966 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of August, 2026
Preston's Limited, LLC
James N Preston III, Authorized Member
August 14, 2026 26-03247L

FIRST INSERTION

Fictitious Name Notice

NOTICE IS HEREBY GIVEN that Equipt, Inc., desiring to engage in business under the fictitious name of Zeal Bible Church located at 19601 Ben Hill Griffin Parkway, Fort Myers, FL, 33913 intends to register the said name in Lee County with the Division of Corporations of the Department of State, Tallahassee, Florida, pursuant to section 865.09 of the Florida Statutes.

August 14, 2026 26-03204L

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 Three B Gardens located at 2119 SW 40 St 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 10th day of August, 2026
Aaron Barajas
August 14, 2026 26-03257L

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Beach Road Golf Estates Community Development District ("**District**") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.

Chesley (Chuck) E Adams, Jr., District Manager
Beach Road Golf Estates Community Development District
August 14, 2026 26-03243L

FIRST INSERTION

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a Public Hearing on September 3, 2026 at 3:30 p.m., at the River Hall Town Hall Center, Multi-Purpose Room, 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of hearing comments and objections on the adoption of the 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, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://riverhallcdd.org/.

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
August 14, 21, 2026 26-03244L

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 Good Mood Pools, located at 1435 Graham Circle, in the City of Lehigh Acres, County of Lee, State of FL, 33936, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 7 of August, 2026.
GOOD MOOD POOLS, LLC
1435 Graham Circle
Lehigh Acres, FL 33936
August 14, 2026 26-03236L

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 September 4th, 2026 @ 10:00 AM at each individual repair facility. 42060 2007 Toyota VIN#: JTEBU11F670014223 Repair Facility: Micky Franklin's 300 Pondella Rd North Fort Myers 239-995-8473 Lien Amt $3,493.75

August 14, 2026 26-03203L

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 VolunteerBadge located at 7191 Cypress Lake Drive STE 3 #1159 in the City of Fort Myers, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2026
Matthew Angerer
August 14, 2026 26-03217L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself , will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 25420 Bernwood Dr, Bonita Springs, FL 34135. September 1st, 2026 at 11:00 am

Customer Name: Alex Cruz
Description of items: Large rolling tool chest, 2 wicker ottoman bases, construction helmet, jack stands, and misc.

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.

August 14, 21, 2026 26-03201L

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 PARADISE ELECTRICAL located at 2230 HARVARD AVE in the City of FORT MYERS, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2026
PARADISE A/C INC.
August 14, 2026 26-03246L

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 Legacy Chiropractic located at 6694 Bayshore Rd, Ste 109 in the City of North Fort Myers, Lee, FL 33917-3307 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2026
Cassidy Pascher Chiropractic LLC
Cassidy Suzanne-Pascher Foutch
August 14, 2026 26-03232L

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 Edwards Quality Painting located at 221 Highview Ct in the City of Lehigh Acres, Lee, FL 33936 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of August, 2026
Edward James Mckeon Jr
August 14, 2026 26-03205L

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 KO Design located at 1549 Ransom st in the City of Fort Myers, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2026
Katia Olmstead
August 14, 2026 26-03231L

FIRST INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
12700 University Dr
Fort Myers, FL 33907

Will sell the contents of the following units to satisfy a lien to the highest bidder on August 28th, 2026 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2216: Landawa Sylla - Bags, Clothing, Area Rugs, Comforter, Baskets, Wall Mirror; Unit 2317: Crystal Thomas - Bicycle Parts, Totes, Furniture, Lamps, Dolly, Tool Box, Shelves, Hand Bags, Step Ladder, Wall Art; Unit 3006: George Flinton IV - Boxes, Totes, Holiday Décor, Luggage, Surf Boards, Chairs, Lamps, Air Purifier; Unit 3111: George Flinton IV - Headboard, Bedroom Furniture, Couch & Sofa, Furniture, Wall Art, Boxes, Vacuum, Holiday Decorations; Unit 3517: Ryan Zerites - Golf Clubs, Totes, Boxes, Trunk, File Cabinet, Guitar, Beach Chairs, Bartending Supplies, Luggage, Side Tables; Unit 4047; Joseph Hodges - Bags, Clothing, Totes, Wall Art, Fishing Poles

August 14, 21, 2026 26-03229L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Brian L'Hommedieu, desiring to engage in business under the fictitious name BNI BIZNET located at P.O. Box 60602, Fort Myers, FL 33906, intends to register said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 14, 2026 26-03245L

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-005513
IN RE: The Marriage of
Cameron Montez Lawrence
Petitioner
and
Marina Yohana Putri Sahuleka
Respondent

TO: Marina Yohana Putri Sahuleka
1140 Kentucky Street, Apt. 3206, Bowling Green, Kentucky 42101-2097

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 Cameron Montez Lawrence whose address is 6202 Ashbury Palms Drive, Tampa, Florida 33647 on or before 09/14/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or 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: 08/04/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
Aug. 14, 21, 28; Sept. 4, 2026
26-03242L

FIRST INSERTION

Amended NOTICE OF ACTION FOR Dissolution of Marriage
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: DR-001763
Iris J Gaitan,
Petitioner
and
Fidel A Garcia,
Respondent.

TO: Fidel A Garcia
833 SW 6th St, Florida City, FL 33034

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 Iris J Gaitan, whose address is 833 SW 6th Street, Florida City, FL 33034, on or before 09/15/2026, 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.

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 addresses on record at the clerk's office.

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

Dated: 08/06/2026.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
{Deputy Clerk}
Aug. 14, 21, 28; Sept. 4, 2026
26-03218L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001689
IN RE: THE ESTATE OF:
DARRYL DWIGHT ELDON SR.
Deceased.

The administration of the estate of DARRYL DWIGHT ELDON SR., deceased, whose date of death was February 12, 2026, is pending in the Circuit Court of Lee County, Florida Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOT WITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 14, 2026.

Personal Representative:
Darryl Dwight Eldon Jr.
1909 SW 3rd Street
Cape Coral, FL 33991
Attorney for Personal Representative:
WESLEY T. MATHIEU, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
August 14, 21, 2026 26-03214L

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. 26-CA-703
SANDALWOOD ESTATES TOWNHOUSE HOMEOWNERS' ASSOCIATION, INC.
Plaintiff, v.
SUSAN G. TINKER; THE UNKNOWN SPOUSE OF SUSAN G. TINKER; THE UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION,
Defendants

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated August 5, 2026, entered in Civil Case No. 2026-CA-00703 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, I will sell to the Highest and Best Bidder for Cash by electronic sale beginning at 9:00 a.m. on the prescribed date at www.lee.realforeclose.com on the 24th day of September, 2026, the following described property as set forth in said Final Judgment, to-wit:

UNIT 18-C, also known and described as Lot 3, Block 18, SANDALWOOD ESTATES, according to the map or plat thereof, as recorded in Plat Book 38, Pg. 1, of the Public Records of Lee County, Florida

Street Address: 12962 Sandpoint Court, Fort Myers, Florida 33919.

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

08/06/2026
Clerk of Court
Kevin C. Karnes
(SEAL) By: T Mann
Deputy Clerk
August 14, 21, 2026 26-03186L

--- PUBLIC SALES ---

FIRST INSERTION

PARKLANDS WEST 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) of the Parklands West Community Development District ("District") will hold the following two (2) public hearings and regular meeting:

DATE: September 10, 2026
TIME: 1:00 p.m.
LOCATION: The Renaissance Center
Media Room
28191 Matteotti View
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 for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ((**"Proposed Budget"**). 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 District, to fund the Proposed Budget; 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 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:

Unit Type	Total # of Units	ERU per Unit	Assessment per Unit (including collection costs / early payment discounts)
Residential	498	1.00	$696.69

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee 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 debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026/2027.

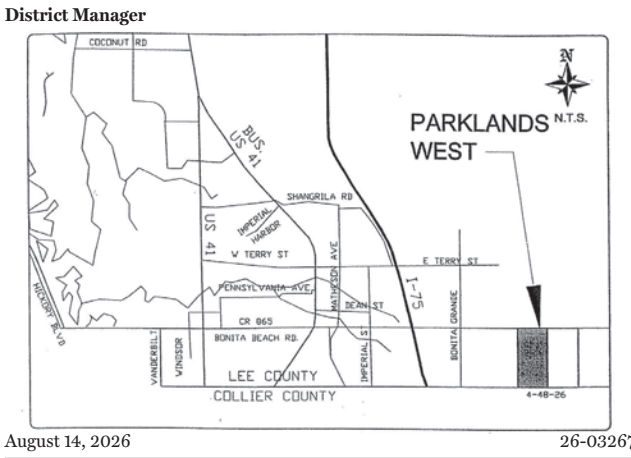
For Fiscal Year 2026/2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill at least thirty (30) days prior to the first assessment 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 tax roll or by direct billing does not preclude the District from later electing to collect O&M Assessments or other assessments in a different manner at a future time.

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 & 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://palmiracdds.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 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



August 14, 2026 26-03267L

FIRST INSERTION

PARKLANDS LEE 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) of the Parklands Lee Community Development District ("District") will hold the following two (2) public hearings and regular meeting:

DATE: September 10, 2026
TIME: 1:15 p.m.
LOCATION: The Renaissance Center
Media Room
28191 Matteotti View
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 for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Proposed Budget"**). 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 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 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 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:

Unit Type	Total # of Units	ERU per Unit	Assessment per Unit (including collection costs / early payment discounts)
Residential	521	1.00	$951.83

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee 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 debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026/2027.

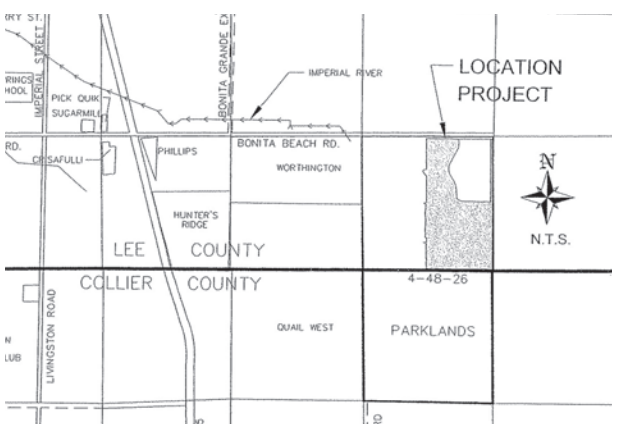
For Fiscal Year 2026/2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill at least thirty (30) days prior to the first assessment 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 tax roll or by direct billing does not preclude the District from later electing to collect O&M Assessments or other assessments in a different manner at a future time.

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 & 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://palmiracdds.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 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



August 14, 2026 26-03266L

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
Business Observer

FIRST INSERTION

Request for Proposals for Habitat CDD Irrigation Pump Station Installation Work

Premier District Management on behalf of the Habitat Community Development District is requesting proposals from qualified firms to provide and install irrigation pump stations and remove current stations. The District is a local unit of special–purpose government created under Chapter 190, Florida Statues, for the purpose of financing, constructing, and maintaining public infrastructure. The District is in the Village of Estero, in Lee County and has 5 pump stations that provide irrigation to the Bella Terra community.

Proposal packages, which include evaluation criteria and instructions to proposers are available from the District's Management Company at the address and telephone number listed below.

Sealed, printed proposal packets must be received by 12:00 p.m., Friday, September 11, 2026 in the office of the District Manager at the address listed below. The envelope must be marked "RFP# HAB-2026-01 Irrigation Pump Station Installation Work". Proposers may also submit their proposals via email to the District Manager at the email below. Proposals received after this deadline time, including electronically, will not be accepted.

Mandie Rainwater
Premier District Management
3820 Colonial Boulevard, Suite 101
Fort Myers, Florida 33966
Telephone: (239)690-7100 x102
mrainwater@cddmanagement.com
August 14, 2026 26-03263L

FIRST INSERTION

Notice of RFP HAB-2026-01 Opening Meeting

The Habitat Community Development District will hold a meeting on Friday, September 11, 2026 at 12:00p.m. at the offices of Premier District Management, 3820 Colonial Blvd., Suite 101, Fort Myers, FL, 33966 to open bids submitted for RFP#HAB-2026-01- Irrigation Pump Station Installation Work.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

A copy of the Agenda for this meeting may be obtained from Premier District Management, 3820 Colonial Boulevard, Suite 101, Fort Myers, Florida, 33966, and on the District's website at habitatcdd.com.

Any person requiring special accommodation at these meetings because of a disability or physical impairment should contact the District Office at (239) 690-7100 at least three (3) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office prior to the date of the meeting.

Each person who decides to appeal an action taken at these meetings is advised that they 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, Habitat Community Development District
August 14, 2026 26-03264L

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Bay Creek Community Development District (**"District"**) hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

Chesley (Chuck) E Adams, Jr., District Manager
Bay Creek Community Development District
August 14, 2026 26-03272L

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Bayside Improvement Community Development District (**"District"**) hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

Chesley (Chuck) E Adams, Jr., District Manager
Bayside Improvement Community Development District
August 14, 2026 26-03277L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2026000168

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: 24-19717 Year of Issuance 2024 Description of Property LOT 3, BLOCK 3, UNIT 1, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 20 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-27-01-00003.0030

Names in which assessed:
FRED A DEWITT, JACQUELINE R DEWITT, SHIRLEY D DEAN

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03176L

FIRST INSERTION

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

Tax Deed #:2026000167

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: 24-19580 Year of Issuance 2024 Description of Property LOT 21, BLOCK 34, UNIT 9, SECTION 15, 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 17, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 15-44-27-09-00034.0210

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03177L

FIRST INSERTION

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

Tax Deed #:2026000166

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: 24-19510 Year of Issuance 2024 Description of Property LOT 16, BLOCK 47, UNIT 12, SECTION 14, 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 16, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-27-12-00047.0160

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03178L

FIRST INSERTION

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

Tax Deed #:2026000165

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: 24-19494 Year of Issuance 2024 Description of Property LOT 5, BLOCK 40, UNIT 10, SECTION 14, 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 16, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-27-10-00040.0050

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03179L

FIRST INSERTION

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

Tax Deed #:2026000162

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: 24-21693 Year of Issuance 2024 Description of Property LOT 8, BLOCK 80, UNIT 12, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK, RECORDED IN PLAT BOOK 15, PAGE 203, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 02-45-27-L3-12080.0080

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03182L

FIRST INSERTION

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

Tax Deed #:2026000161

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: 24-21562 Year of Issuance 2024 Description of Property LOT 9, BLOCK 52, LEHIGH ACRES, UNIT 9, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 178, IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 01-45-27-L4-09052.0090

Names in which assessed:
COMPLETE HOME MAKEOVER 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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03183L

FIRST INSERTION

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

Tax Deed #:2026000160

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: 24-07075 Year of Issuance 2024 Description of Property FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, RUN SOUTH ALONG THE EAST LINE OF SAID SECTION FOR 190 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SECTION FOR 20 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY CONVEYED. FROM SAID POINT OF BEGINNING, CONTINUE WEST PARALLEL TO THE NORTH LINE OF SECTION 10 FOR 93.4 FEET; THENCE DEFLECT LEFT 89°2' AND RUN SOUTH FOR 145 FEET; RUN EAST PARALLEL TO THE NORTH LINE OF SECTION 10 FOR 94.8 FEET TO A POINT 20 FEET FROM THAT LINE OF SAID SECTION; THENCE RUN NORTH PARALLEL TO THE SAID EAST LINE FOR 145 FEET TO THE POINT OF BEGINNING. BEING ALSO DESCRIBED AS LOT 8 OF BORDENARO SUBDIVISION, AN UNRECORDED PLAT. Strap Number 10-44-24-00-00026.0000

Names in which assessed:
YARON AMSALEM

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03184L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/28/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 PARK mobile home bearing vehicle identification number 1P9200R22H1007502, and all personal items located inside the mobile home. Last Tenant: Richard Raymond Carmel, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Richard Raymond Carmel, Sharon Lynne Durand, as Potential Heir, Dean Carmel, as Potential Heir and Unknown Party or Parties in Possession. Sale to be held at: Bedrock Swifts LLC, 1846 Powell Drive, North Fort Myers, Florida 33917, 239-471-0434.

August 14, 21, 2026 26-03252L

FIRST INSERTION

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

Tax Deed #:2026000164

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: 24-19487 Year of Issuance 2024 Description of Property LOT 5, BLOCK 37, UNIT 10, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-27-10-00037.0050

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03180L

FIRST INSERTION

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

Tax Deed #:2026000163

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: 24-22006 Year of Issuance 2024 Description of Property LOT 17, BLOCK 5, UNIT 1, SOUTHWOOD, SECTION 7, 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 26, PAGE 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-45-27-L1-01005.0170

Names in which assessed:
ROBERT PIERRELOUIS, YVON TILERIN

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03181L

FIRST INSERTION

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

Tax Deed #:2026000170

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: 24-23232 Year of Issuance 2024 Description of Property LOT 16, BLOCK 49, UNIT 9, LEHIGH ACRES, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-L4-09049.0160

Names in which assessed:
LUIS C GARZON AZA, ROSA AZA LOZANO

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 10/06/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 14, 21, 28; Sept. 4, 2026
26-03185L

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 The Kitchen Chaos Diaries, located at 3210 Cypress Marsh Drive, in the City of Fort Myers, County of Lee, State of FL, 33905, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12 of August, 2026.
Ananda Rachel Brown
3210 Cypress Marsh Drive
Fort Myers, FL 33905

August 14, 2026 26-03286L

FIRST INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
9901 Estero Oaks Drive
Estero FL 33967

Will sell the contents of the following units to satisfy a lien to the highest bidder on August 28th, 2026 by 11:30 am at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2153- Aisui Saruulsaikhan
Items: guitar, fan, boxes, misc items

August 14, 21, 2026 26-03282L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001970
Division Probate
IN RE: ESTATE OF JOHN RICHARD PETERS
Deceased.

The administration of the estate of John Richard Peters, deceased, whose date of death was April 3, 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 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 August 14, 2026.

Personal Representative:
/s/ Joshua Peters
Joshua Richard Peters
442 77th Ave. N.
St. Petersburg, Florida 33702
Attorney for Personal Representative:
/s/ Alina Gonzalez-Dockery, Esq.
Alina Gonzalez-Dockery, Esq.
Attorney for Personal Representative
Florida Bar Number: 94099
LIFE LAW PLANNING
5237 Summerlin Commons Blvd.
Ste #109
Fort Myers, Florida 33907
Telephone: (239) 790-8058
Fax: (239) 790-5088
E-Mail: alina@lifelawplanning.com
Secondary E-Mail:
service@lawsprt.com

August 14, 21, 2026 26-03200L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001665
IN RE: ESTATE OF CHARLES W. BEAN SR.
Deceased.

The administration of the Florida Estate of Charles W. Bean, Sr., deceased, whose date of death was October 9, 2025, 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 Ancillary Co-Personal Representatives and the Ancillary Co-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.

The Personal Representatives have no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property 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 August 14, 2026.

Ancillary Co-Personal Representatives:
Signed by: Tammey Rooney
Tammey B. Rooney
33 Yankee Peddler Path
Madison, Connecticut 06443
Signed by: Chalres W. Bean Jr.
Charles W. Bean, Jr.
35 Wild Acres Drive
Gray, Maine 04039
Attorney for Ancillary Co-Personal Representatives:
/s/ Lisa Curia George
Lisa Curia George
Florida Bar Number: 1033829
Hagen Law Firm
5290 Summerlin Commons Way, Suite 1003
Fort Myers, FL 33907
Telephone: (239) 275-0808
Fax: (239) 275-3313
E-Mail: lisa@mikehagen.com
Secondary E-Mail:
pat@mikehagen.com

August 14, 21, 2026 26-03238L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001969
Division Probate
IN RE: ESTATE OF SUSAN LINDA PETERS A/K/A SUSAN LINDA PERKINS A/K/A SUSAN LINDA SMITH
Deceased.

The administration of the estate of Susan Linda Peters a/k/a Susan Linda Perkins a/k/a Susan Linda Smith, deceased, whose date of death was April 3, 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 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 August 14, 2026.

Personal Representative:
/s/ Joshua Peters
Joshua Richard Peters
442 77th Ave. N.
St. Petersburg, Florida 33702
Attorney for Personal Representative:
/s/ Alina Gonzalez-Dockery, Esq.
Alina Gonzalez-Dockery, Esq.
Attorney for Personal Representative
Florida Bar Number: 94099
LIFE LAW PLANNING
5237 Summerlin Commons Blvd.
Ste #109
Fort Myers, Florida 33907
Telephone: (239) 790-8058
Fax: (239) 790-5088
E-Mail: alina@lifelawplanning.com
Secondary E-Mail:
service@lawsprt.com

August 14, 21, 2026 26-03199L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
26-CP-2361
IN RE: ESTATE OF: DIANNE LOUISE KAGAY
Deceased.

The administration of the estate of DIANNE LOUISE KAGAY, deceased, whose date of death was June 19, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice was or shall be: August 14, 2026.

Personal Representative:
Ryan F. Kagay,
1612 E Hickory Hill Rd.,
Argyle, TX 76226
Attorney for Personal Representative:
Alexis A. Sitka, P. A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
August 14, 21, 2026 26-03239L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003862
IN RE: ESTATE OF GUY BOUILLON,
Deceased.

The administration of the estate of Guy Bouillon, deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Circuit Court, 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representative:
Signed by: Daniel Bouillon
Daniel Bouillon
12610 Equestrian Cir. APT 1606
Fort Myers, FL 33907
Attorney for Personal Representative:
/s/ Jeffrey A. Attia
Jeffrey A. Attia
E-Mail Address:
jeff@jeffreyattialaw.com
Florida Bar No. 0108199
The Law Office of Jeffrey Attia, PA
6719 Winkler Road, Suite 114
Fort Myers, FL 33919
Telephone: 239-919-2318
August 14, 21, 2026 26-03241L

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 NH 66 Indian Restaurant, located at 3300 BONITA BEACH RD SE UNIT 147, in the City of Bonita Springs, County of Lee, State of FL, 34134, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 11 of August, 2026.
Ariston Fernandes, Viraj Kankonkar, Prasad Rane
3300 BONITA BEACH RD SE
UNIT 147
Bonita Springs, FL 34134
August 14, 2026 26-03253L

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 Gulf Coast Histotechnology institute incorporated located at 9347 Ben C. Pratt Six Mile Cypress Pkwy Ste 135-333 Fort Myers, FL 33966 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 11th day of August, 2026
Gulf Coast Histotechnology Institute, incorporated
Yvonne Singleton, Founder/Chair
August 14, 2026 26-03265L

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 Retirement Security Insurance Agency located at 13650 Fiddlesticks Blvd 202-318 in the City of Fort Myers, Lee, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2026
Retirement Security Partners, LLC
Ann Marie Sanfelippo
August 14, 2026 26-03254L

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 LA Capital Holdings located at 211 Hancock Bridge Pkwy Ste 7, # 109 in the City of Cape Coral, Lee, FL 33990 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of August, 2026
Luminous Ambience Capital Holdings LLC
John Champion
August 14, 2026 26-03287L

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 Golden Ray Studio located at 17940 N. Tamiami TrI Ste 110 PMB 172 N. Ft. Myers, FL 33903 in the City of North Fort Myers, Lee, FL 17940 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2026
Brenna Lapointe
August 14, 2026 26-03255L

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 PARADISE FASHION WEEK located at 234 Bethanby Home Drive in the City of Lehigh Acres, Lee, FL 33936 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2026
Silvana Camargo
Multimedia Agency LLC.
August 14, 2026 26-03256L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002234
Division Probate
IN RE: ESTATE OF ELDIE HERNANDEZ OCHEDA,
Deceased.

The administration of the estate of Eldie Hernandez Ocheda, deceased, 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 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 August 14, 2026.

Personal Representative:
Mark Ocheda
5338 Benton Street
Lehigh Acres, FL 33971
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
August 14, 21, 2026 26-03237L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-2340
Division: Probate
IN RE: ESTATE OF JUDY A. BROWN,
Deceased.

The administration of the Estate of Judy A. Brown, deceased, whose date of death was March 9, 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 August 14, 2026.

Personal Representative:
s/ Todd A. Brown
13518 Sandy Grove Ct.
Fort Myers, FL 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
August 14, 21, 2026 26-03213L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000960
Division Probate
IN RE: ESTATE OF ALBERT DEAN WINTER,
Deceased.

The administration of the estate of Albert Dean Winter, 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 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 August 14, 2026.

Personal Representative:
Amie Elizabeth Springer
5401 63rd Ave. N.
Pinellas Park, FL 33781
Attorney for Personal Representative:
John W. Hudzietz II
E-Mail Addresses:
emancinilaw@gmail.com
Florida Bar No. 0844039
Hudzietz & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
August 14, 21, 2026 26-03228L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001587
IN RE: ESTATE OF ELIZABETH JANE SMITH A/K/A ELIZABETH J. SMITH
Deceased

The administration of the estate of Elizabeth Jane Smith a/k/a Elizabeth J. Smith, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of 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 August 14, 2026.

Personal Representative:
Signed by: Leonard H. Smith
Leonard H. Smith
9021 Windswept Drive
Estero, FL 34135
Attorney for Personal Representative:
/s/ Jeffrey A. Attia
Jeffrey A. Attia, Esq.
Florida Bar No. 0108199
The Law Office of Jeffrey Attia, PA
6719 Winkler Road, Suite 114
Fort Myers, FL 33919
Telephone: (239) 919-2318
Email: jeff@jeffreyattialaw.com
August 14, 21, 2026 26-03240L

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-006449
A&D MORTGAGE LLC,
Plaintiff, v.
ALINA GERTSBERG; ANNA GENUT; LEONARDO ARMS BEACH CLUB CONDOMINIUM ASSOCIATION UNIT III, INC.; LEE COUNTY, FLORIDA; JUDITH HINMAN STAHL; JUDITH HINMAN STAHL, AS TRUSTEE OF THE JUDITH HINMAN STAHL TRUST DATED OCTOBER 9, 2000; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated August 3, 2026 entered in Civil Case No. 25-CA-006449 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein A&D MORTGAGE LLC, Plaintiff and ALINA GERTSBERG; ANNA GENUT; LEONARDO ARMS BEACH CLUB CONDOMINIUM ASSOCIATION UNIT III, INC.; LEE COUNTY, FLORIDA; JUDITH HINMAN STAHL; JUDITH HINMAN STAHL, AS TRUSTEE OF THE JUDITH HINMAN STAHL TRUST DATED OCTOBER 9, 2000 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 17, 2026 the following described property as set forth in said Final Judgment, to-wit:

APARTMENT NO. 214 OF LEONARDO ARMS BEACH CLUB CONDOMINIUM UNIT III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 701, PAGE 176, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO; TOGETHER WITH PARKING SPACE 214.

Property Address: 7400 Estero Blvd #214, Fort Myers Beach, FL 33931

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

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.

08/06/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) T Mann
DEPUTY CLERK OF COURT
Submitted By: Taji S. Foreman
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No.: 4971.000190
August 14, 21, 2026 26-03198L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002879
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM9 TRUST,
Plaintiff, vs.
JESSICA LORDET; UNKNOWN SPOUSE OF JESSICA LORDET; VILLA MAR AT BONITA BEACH CONDOMINIUM ASSOCIATION, INC.;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).

TO: JESSICA LORDET
(Current Residence Unknown)
(Last Known Address(es))
26380 COCO CAY CIRCLE, #101
BONITA SPRINGS, FL 34135
107 WEST 68TH STREET, APT. 4-D
NEW YORK, NY 10023
46 E 1ST APT 4C
NEW YORK, NY 10003
8 WATERVIEW PL
KEANSBURG, NJ 07734
54 E 1ST ST
NEW YORK, NY 10003

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

CONDOMINIUM UNIT NO. 7-101, OF VILLA MAR AT BONITA BEACH, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED AT INSTRUMENT #2023000147122, AND ALL EXHIBITS AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A: 26380 COCO CAY CIRCLE, #101, BONITA SPRINGS, FL 34135.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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 6th day of August, 2026.

KEVIN C. KARNES
As Clerk of the Court and/or Comptroller
(SEAL) K Shoap
Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.
26-52694
August 14, 21, 2026 26-03220L

--- ACTIONS / SALES ---

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-002859
A&D MORTGAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Plaintiff, v.
FORT MYERS BUILDING LLC, a Delaware Limited Liability Company; ERNESTO A. FARINA, an individual; AG CONTRACTORS & DESIGN CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated August 3, 2026 entered in Civil Case No. 25-CA-002859 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein A&D MORTGAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, Plaintiff and FORT MYERS BUILDING LLC, a Delaware Limited Liability Company; ERNESTO A. FARINA, an individual; AG CONTRACTORS & DESIGN CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 17, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 3, BLOCK 78, LEHIGH ACRES, UNIT 8, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2815 11th 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.

08/06/2026

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

Submitted By: Taji S. Foreman
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No.: 4971.000060
August 14, 21, 2026 26-03188L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002032
Division Probate
IN RE: ESTATE OF JUDITH R. KUSK
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 JUDITH R. KUSK, deceased, File Number 26-CP-002032, 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 May 28, 2026; that the total value of the exempt estate is $28,145.00 and the total value of the non-exempt estate is $50,319.18, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Rebecca R. Foster
632 Illinois Street
Geneva, IL 60134
William D. Marshall
447 Pond View Lane
Bartlett, IL 60103
Jennifer R. Wilcox
330 Overhill Drive
Tryon, NC 28782

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 August 14, 2026.

Person Giving Notice:
Rebecca R. Foster
William D. Marshall
Jennifer R. Wilcox

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
August 14, 21, 2026 26-03249L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1910
Division Probate
IN RE: ESTATE OF HARRISON L. CROSSLAND
Deceased.

The administration of the estate of Harrison L. Crossland, deceased, whose date of death was June 6, 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 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 August 14, 2026.

Personal Representatives:
Mariela Gonzalez

Attorney for Personal Representatives:
Douglas L. Rankin, ESQ
Attorney
Florida Bar Number: 365068
2335 Tamiami Trail N STE 308
NAPLES, FL 34103
Telephone: (239) 262-0061
Fax: (239) 262-2092
E-Mail: dlr@drankinlaw.com
Secondary E-Mail:
kj@drankinlaw.com
August 14, 21, 2026 26-03271L

FIRST 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-002233
IN RE: ESTATE OF THERESA IRENE DILELLA,
Deceased.

The administration of the estate of THERESA IRENE DILELLA, Deceased, whose date of death was May 28, 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. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 August 14, 2026.

LIANA GRABOWSKI,
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:
jennifer@srblawyers.com
August 14, 21, 2026 26-03250L

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL IN AND FOR LEE COUNTY, FLORIDA
File No. 2026-CP-2350
Probate Division
IN RE: ESTATE OF ROBERT M. HOFFMANN,
Deceased.

The administration of the estate of ROBERT M. HOFFMANN, deceased, whose date of death was June 29, 2026, is pending in the Clerk of Courts - Probate, the address of which is 1700 Monroe Street, Ft. Myers, FL 33917. The names and addresses of the personal representative and of 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is August 14, 2026.

Lori Shinstine,
Personal Representative
2119 39th Street
Cape Coral, FL 33914

John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
August 14, 21, 2026 26-03262L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 26-CA-000056
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, vs.
SANDY LUIS RODRIGUEZ, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 23, 2026, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com, on August 27, 2026, at 09:00 AM the following described property:

LOT 24, BLOCK 34, UNIT 9, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 252, PAGE 466 AND ALSO IN PLAT BOOK 15, PAGE(S) 42, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA..

Property Address: 616 MAPLE AVE N, LEHIGH ACRES, FL 33972

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.

WITNESS my hand on 08/05/2026

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

MARINOSCI LAW GROUP, P.C.
Attorney for the Plaintiff
100 WEST CYPRESS CREEK ROAD, STE 1045
FORT LAUDERDALE, FL 33309
Telephone: (954)644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
25-07676
August 14, 21, 2026 26-03192L

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. 26-CA-000068
SELENE FINANCE LP,
Plaintiff, vs.
TRACIE C MACLAUGHLIN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 9, 2026 in Civil Case No. 26-CA-000068 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein SELENE FINANCE LP is Plaintiff and Tracie C Maclaughlin, 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 SEPTEMBER 3, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 225, of RESERVE AT ESTERO, according to the Plat thereof as recorded in Plat Book 82, Page 51, Public Records of Lee County, Florida.

Address: 9064 Astonia Way, Estero, FL 33967

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 08/07/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: T Mann
BY DEPUTY CLERK

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-14534FL
August 14, 21, 2026 26-03227L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-001343
Freedom Mortgage Corporation,
Plaintiff, vs.
Kattiria B Gonzales, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-001343 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Kattiria B Gonzales; Unknown Spouse of Kattiria B. Gonzales are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the 29th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1, UNIT 2, LEHIGH ACRES, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 22, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 23-45-27-L1-02001.0130

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 08/06/2026

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 # 26-F00835
August 14, 21, 2026 26-03187L

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.: 26-CA-1728
PINECREST III AT STONEYBROOK ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
SENAD MEHMEDOVIC; THE UNKNOWN SPOUSE OF SENAD MEHMEDOVIC, et al.,
Defendants

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated August 5, 2026, entered in Civil Case No. 2026-CA-01728 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, I will sell to the Highest and Best Bidder for Cash by electronic sale beginning at 9:00 a.m. on the prescribed date at www.lee.realforeclose.com on the 24th day of September, 2026, the following described property as set forth in said Final Judgment, to-wit:

UNIT 923, BUILDING 9, PINECREST III AT STONEYBROOK, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3884, PAGE 644 THROUGH 0717, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA (the "Property")

Street Address: 21300 Lancaster Run #923, Estero, Florida 33928.

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.

08/06/2026

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

August 14, 21, 2026 26-03197L

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-005484
PRIMARY RESIDENTIAL MORTGAGE INC.,
Plaintiff, v.
CHAD M. SHANNON, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on September 17, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 48 and 49, Block 2189, CAPE CORAL UNIT 33, a Subdivision, according to the plat thereof, recorded in Plat Book 16, Pages 40 through 61, inclusive, of the Public Records of Lee County, Florida.

Property Address: 1919 NE 20th Avenue, Cape Coral, FL 33909

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 08/06/2026

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

Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
August 14, 21, 2026 26-03189L

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-003595
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY MICHELLE O'SULLIVAN, DECEASED; GLADIOLUS GARDENS CONDOMINIUM ASSOCIATION, SECTION X, INC.; GLADIOLUS GARDENS RECREATIONAL AND MAINTENANCE ASSOCIATION, INC.; DANIEL O'SULLIVAN, AS POTENTIAL HEIR OF THE ESTATE OF MARY MICHELLE O'SULLIVAN; DANIEL O'SULLIVAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY MICHELLE O'SULLIVAN; 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 August 3, 2026 entered in Civil Case No. 25-CA-003595 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY MICHELLE O'SULLIVAN, DECEASED; GLADIOLUS GARDENS CONDOMINIUM ASSOCIATION, SECTION X, INC.; GLADIOLUS GARDENS RECREATIONAL AND MAINTENANCE ASSOCIATION, INC.; DANIEL O'SULLIVAN, AS POTENTIAL HEIR OF THE ESTATE OF MARY MICHELLE O'SULLIVAN; DANIEL O'SULLIVAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY MICHELLE O'SULLIVAN; 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 17, 2026 the following described property as set forth in said Final Judgment, to-wit:

UNIT NO. 203 OF GLADIOLUS GARDENS CONDOMINIUM, SECTION X, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1526, PAGES 868 THROUGH 932 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Property Address: 8071 Country Rd, Fort Myers, FL 33919

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

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.

08/05/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
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 E-mail:
ftlrealprop@kelleykronenberg.com
File No.: 5299.000191
August 14, 21, 2026 26-03190L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
25-CA-004665
MIDFIRST BANK,
Plaintiff, VS.
KYLER CHEATHAM; UNKNOWN SPOUSE OF KYLER CHEATHAM; SEVEN LAKES ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 3, 2026 in Civil Case No. 25-CA-004665, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and KYLER CHEATHAM; UNKNOWN SPOUSE OF KYLER CHEATHAM; SEVEN LAKES ASSOCIATION, INC. 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:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF FAMILY UNIT NUMBER 405, AND THE UNDIVIDED SHARES IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF SEVEN LAKES BUILDING NUMBER 23, A CONDOMINIUM WITH THE SCHEDULES ANNEXED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 1568, PAGES 1330 THROUGH 1371, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH COVERED PARKING SPACE #28

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 08/12/2026

CLERK OF THE COURT
Kevin C. Karnes
(SEAL) T Mann
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1485-520B
Ref# 22875
August 14, 21, 2026 26-03274L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-003344
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1,
Plaintiff, v.
HERNANDEZ, MEDEROS & ASSOCIATES, INC., A FLORIDA CORPORATION, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Mortgage Foreclosure and Other Relief dated April 27, 2026, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated July 31, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-003344, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and HERNANDEZ, MEDEROS & ASSOCIATES, INC., A FLORIDA CORPORATION, JOBEZ CONSTRUCTION LLC, UNKNOWN TENANT #1 N/K/A MERTA RODRIGUEZ and UNKNOWN TENANT #2 N/K/A ROBERTO LORENZO 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 September 03, 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:

LOTS 9 AND 10, BLOCK 2075, CAPE CORAL UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 149, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 1112 NE 12th Ter, 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.

Dated: 08/06/2026

Kevin Karnes
CLERK OF THE COURT
(SEAL) 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
24-000371-2
August 14, 21, 2026 26-03224L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-006519
Primary Residential Mortgage, Inc.,
Plaintiff, vs.
Chastity M. Gaskalla a/k/a Chastity Gaskalla, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-006519 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Primary Residential Mortgage, Inc. is the Plaintiff and Chastity M. Gaskalla a/k/a Chastity Gaskalla; Cody E. Walker a/k/a Cody Walker; City of Fort Myers, Florida; Progressive Select Insurance Company as Subrogee for Kimberly M. Sabatello; 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 9:00a.m. on the 19th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

PARCEL 1:

LOT 1, BLOCK 37, UNIT 6, EAST 1/2, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2:

LOT 20, BLOCK 37, UNIT 6, EAST 1/2, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 23-44-26-L3-06037.0010

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 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 08/05/2026

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

Brock & Scott, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
FLCourtDocs@brockandscott.com
August 14, 21, 2026 26-03191L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(4025 NW 22nd Street, Cape Coral, Florida 33993)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 2026-CA-926
TRYON STREET ACQUISITION TRUST I,
Plaintiff, v.
VJ DEVELOPMENTS LLC, CITY OF CAPE CORAL, and JOHN / JANE DOE, fictitious names representing tenants in possession,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure and Damages dated July 29, 2026 entered in Case No. 2025-CA-926 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRYON STREET ACQUISITION TRUST I, and VJ DEVELOPMENTS LLC., et. al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.lee.realforeclose.com beginning at 9:00 a.m. on September 17, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot(s) 48 and 49, Block 5280, CAPE CORAL UNIT 82, A Subdivision, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 113 through 126, inclusive, of the Public Records of Lee County.

Together with all rents, issues and profits.

Property address: 4025 N.W. 22nd Street, Cape Coral, Florida 33993

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

Dated this 30th day of July 2026.

08/05/2026

Kevin C. Karnes
Clerk of Court
(SEAL) T Mann
By Deputy Clerk
Lee COUNTY, FLORIDA

/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
August 14, 21, 2026 26-03193L

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-004451
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
GREGORY W PERRY A/K/A GREGORY WAYNE PERRY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 7, 2026 in Civil Case No. 25-CA-004451 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Gregory W Perry a/k/a Gregory Wayne Perry, 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 September 3, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Foxmoor Lakes, Phase II, Building #29, Unit B, a tract or parcel of land situated in the State of Florida, County of Lee, being a part of Section 36, Township 43 South, Range 24 East, and further bounded and described as follows:

Starting at the Southwest corner of the Southeast 1/4 of said Section 36; thence South 89 degrees 21 minutes 53 seconds East along the Southerly line of said Section 36 for 757.50 feet; thence North 00 degrees 38 minutes 07 seconds East for 1406.85 feet to a point on curve concave to the Southwest having a radius of 350.00 feet and which point a radial line bears North 20 degrees 39 minutes 18 seconds East said curve being the Northeasterly right of way of New Post Road (100.00 feet wide recorded in Official Records Book 1129, Page 1687, of the Public Records of said Lee County); thence North 56 degrees 01 minute 45 seconds East along a non-tangent line to said curve for 662.88 feet; thence South 43 degrees 29 minutes 22 seconds East for 257.84 feet; thence North 46 degrees 30 minutes 38 seconds East for 101.00 feet to the center point of Building No. 29 and the POINT OF BEGINNING of the herein described Unit B; thence North 43 degrees 29 minutes 22 seconds West for 32.83 feet; thence North 46 degrees 30 minutes 38 seconds East for 45.50 feet; thence South 43 degrees 29 minutes 22 seconds East for 32.83 feet; thence South 46 degrees 30 minutes 38 seconds West for 45.50 feet to the POINT OF BEGINNING.

Parcel Number: 36-43-24-24-00029-00B0

Address: 15437 Crystal Lake Dr, Nort 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 before the clerk reports the surplus as unclaimed.

Dated this 08/07/2026

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

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-12906FL
August 14, 21, 2026 26-03225L

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.: 26-CA-000889
TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust,
Plaintiff, v.
HEYDER INVESTMENT LLC, a Florida limited liability company; JUSTIN HEYDER SOLER, an individual; ARMANDO SOLER RODRIGUEZ, an individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Summary Final Judgment of Foreclosure as to Count II dated August 3, 2026, entered in Case No. 26-CA-000889 of the Circuit Court for Lee County, Florida. I will sell to the highest and best bidder for cash on September 17, 2026 at 9:00 a.m., online at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment:

Lot(s) 29 and 30, Block 4179, CAPE CORAL UNIT 59, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 140 through 153, inclusive, of the Public Records of Lee County, Florida.

a/k/a 436 Northwest 38th Ave, 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 Pendnes, must file a claim in accordance with Florida Statutes, section 45.031.

Dated: August 6, 2026

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

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No. 764698
gdavis@trenam.com
bshepard@trenam.com
dvaldes@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Plaintiff
August 14, 21, 2026 26-03223L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-006479
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
YUNIESKY PINEIRO MUNOZ AND DAYANIRIS PENA HERRERA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2026, and entered in 25-CA-006479 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and YUNIESKY PINEIRO MUNOZ; DAYANIRIS PENA HERRERA; UNKNOWN SPOUSE OF YUNIESKY PINEIRO MUNOZ; UNKNOWN SPOUSE OF DAYANIRIS PENA HERRERA; FLORIDA HOUSING FINANCE CORPORATION 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 September 03, 2026, the following described property as set forth in said Final Judgment, to wit:

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

Property Address: 126 PARISH DR, 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 in accordance with Florida Statutes, Section 45.031.

Dated this 08/06/2026

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
25-331285 - MaM
August 14, 21, 2026 26-03194L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-2432
MICHAEL L. BAUGUESS, Trustee of the MICHAEL L. BAUGUESS Revocable Living Trust Dated, August 20, 2009
Plaintiff, vs.
ROBERT SOUSA, an individual, and GERRY GEISEN, an individual
Defendant(s).

Notice is hereby given that, pursuant to the FINAL JUDGEMENT entered in the above-captioned action, the Clerk of the Court will sell the real and personal property situated in Lee County, Florida described as:

16440 ARBOR RIDGE DRIVE, FORT MYERS, FLORIDA 33908

LOT 66, BLOCK D, COTTAGE POINT SUBDIVISION AS RECORDED IN DEED BOOK 259, PAGES 222 THROUGH 227, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Strap: 02-46-6-23-02-0000D.0660

Folio ID: 10121998

at public sale, in the presence of the Plaintiff, to the highest and best bidder for cash, at Electronic Public Sale at https://www.lee.realforeclose.com. The sale shall be conducted on the 24TH day of September, 2026, at 9:00 a.m., pursuant to the terms of the FINAL JUDGEMENT and in accordance with Section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

Dated this 5 day of August 2026.

08/06/2026

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

MICHAEL F. KAYUSA
By: /s/ Michael F. Kayusa
Florida Bar Number: 472433
P.O. Box 2237
Fort Myers, FL 33902
(239) 334-8200 (telephone)
(239) 334-2899 (facsimile)
mfk@mfkayusa.com
Attorney for Plaintiff
August 14, 21, 2026 26-03195L

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. 25CA006591
OAKWOOD OWNERS ASSOCIATION INC, a Florida non-profit Corporation,
Plaintiff, vs.
HELENE SANON ST-CYR, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated August 5, 2026 in Case No. 25CA006591 in the Circuit Court in and for Lee County, Florida wherein OAKWOOD OWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and HELENE SANON ST-CYR; JOSNY SAINTEYR F/K/A UNKNOWN SPOUSE OF HELENE SANON ST-CYR, 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 SEPTEMBER 17, 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 3, BLOCK 94, UNIT 12, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A: 2617 5 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 in accordance with Florida Statutes, Section 45.031.

08/06/2026

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
August 14, 21, 2026 26-03196L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.2024-CC-4338
SRS Distribution, Inc., d/b/a Suncoast Roofers Supply a Delaware Corporation,
Plaintiff, vs.
JEROME ROBERTS, Trustee Jerome Roberts Revocable Trust 10/17/95 and DRY ROOFING INCOM, LLC, a Florida LLC, and FLOR M. BARONA
Defendant .

NOTICE IS HERBY 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 a.m.on the 3rd day of September, 2026. the following described property as set forth in said Final Judgment to wit:

Lot 17 and 18, Block 5155, CAPE CORAL, UNIT 83, according to the Plat thereof as recorded in Plat Book 23, Pages 41 through 54, Public Records of Lee County, Florida.

Property address 3110 NW 42nd Place, Cape Coral, Florida 33993

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 the 08/06/2026

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Submitted by:
Jeffrey S. Schelling, P.A.
6401 Airport Road North
Naples, Florida 34109
Jssnaples@aol.com
August 14, 21, 2026 26-03235L

--- ACTIONS / SALES ---

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. 26-CA-000112
NAVY FEDERAL CREDIT UNION,
Plaintiff, vs.
KELLI BEASLEY A/K/A K BEASLEY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 16, 2026 in Civil Case No. 26-CA-000112 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and Kelli Beasley a/k/a K Beasley, 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 3 day of September, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

UNIT D, BUILDING 4, CORAL ISLE OF PARKER LAKES, LOCATED IN LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF TRACT J, AT THE MOST WESTERLY END THEREOF ACCORDING TO THE PLAT OF "THE ISLES OF PARKER LAKES" PLAT BOOK 54, PAGES 58 THROUGH 65, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA. THENCE NORTH 11 DEGREES 17 MINUTES 42 SECONDS EAST 17.50 FEET TO THE SOUTHWEST CORNER OF TRACT D, OF SAID PLAT, THENCE CONTINUE NORTH 11 DEGREES 17 MINUTES 42 SECONDS EAST 95.00 FEET; THENCE SOUTH 78 DEGREES 42 MINUTES 18 SECONDS EAST 65.99 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 131.64 FEET, THENCE NORTH 45 DEGREES 17 MINUTES 59 SECONDS WEST 71.45 FEET; THENCE NORTH 25 DEGREES 43 MINUTES 04 SECONDS EAST 184.70 FEET; THENCE SOUTH 64 DEGREES 16 MINUTES 56 SECONDS EAST 25.70 FEET; THENCE NORTH 25 DEGREES 43 MINUTES 04 SECONDS EAST 80.48 FEET; THENCE SOUTH 64 DEGREES 16 MINUTES 56 SECONDS EAST 184.49 FEET; THENCE LEAVING THE NORTHERLY SIDE OF TRACT D SOUTH 25 DEGREES 24 MINUTES 49 SECONDS WEST 31.63 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 25 DEGREES 24 MINUTES 49 SECONDS WEST ALONG A PARTY WALL OF A BUILDING 60.12 FEET; THENCE SOUTH 64 DEGREES 35 MINUTES 11 SECONDS EAST 2.53 FEET; THENCE SOUTH 26 DEGREES 05 MINUTES 51 SECONDS WEST 19.34 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 38 SECONDS WEST 10.33 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 15 SECONDS WEST 18.56 FEET TO THE EASTERLY SIDE OF TRACT J, CORAL ISLE COURT; THENCE SOUTHEASTERLY 12.26 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING AS ELEMENTS A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 46 MINUTES 03 SECONDS AND SUBTENDED BY A CHORD BEARING SOUTH 11 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 12.23 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 21 SECONDS EAST 34.30 FEET; THENCE NORTH 25 DEGREES 39 MINUTES 32 SECONDS EAST 30.36 FEET; THENCE SOUTH 64 DEGREES 35 MINUTES 11 SECONDS EAST 21.10 FEET; THENCE NORTH 25 DEGREES 24 MINUTES 49 SECONDS EAST ALONG THE LINE OF AN EXTERIOR WALL 60.12 FEET; THENCE NORTH 64 DEGREES 35 MINUTES 11 SECONDS WEST 39.39 FEET TO THE POINT OF BEGINNING.

Address: 15217 Coral Isle Ct, Fort Myers, FL 33919

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

Dated this 08/07/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: T Mann
by Deputy Clerk

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-14532FL
August 14, 21, 2026 26-03226L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
26-CA-000076
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, VS.
ROLANDO DE ARMAS; UNKNOWN SPOUSE OF ROLANDO DE ARMAS; 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 August 3, 2026 in Civil Case No. 26-CA-000076, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and ROLANDO DE ARMAS; UNKNOWN SPOUSE OF ROLANDO DE ARMAS; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on September 17, 2026 at 9:00 a.m. EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 5 AND 6, BLOCK 2456, UNIT 34, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGES 74 THROUGH 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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

WITNESS my hand and the seal of the court on 08/12/2026.

CLERK OF THE COURT
Kevin C. Karnes
(SEAL) T Mann
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-009B
Ref# 22876
August 14, 21, 2026 26-03275L

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-006201
Division L
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
MILL SAMUEL THEODORE MILLER, JR. A/K/A SAMUEL MILLER, JR., BOBBY FIELDS, TINA CARVER, VANDELLA FITZHUGH, UNKNOWN SPOUSE OF SAMUEL THEODORE MILLER, JR. A/K/A SAMUEL MILLER, JR., UNKNOWN SPOUSE OF BOBBY FIELDS, UNKNOWN SPOUSE OF TINA CARVER, UNKNOWN SPOUSE OF VANDELLA FITZHUGH, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 3, 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 3, BLOCK 15, UNIT 4 LEHIGH ACRES, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 15, PAGE 153, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 1052 GRANT BOULEVARD, LEHIGH ACRES, FL 33974; 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 October 1, 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 08/12/2026.

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

David Adamian
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
078950/2531826/CMP
August 14, 21, 2026 26-03276L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-000553
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 WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-OA2 TRUST,
Plaintiff, vs.
LAWRENCE VEVANG. et. al.
Defendant(s),

TO: JULIE HAGER A/K/A JULIE VEVANG,
whose last known residences are: 594 GILBERT RD, HUDSON, WI 54016; and 120 E. DEMONT AVE, APT 205, LITTLE CANADA, MN 55117-1531

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

LOT 1. BLOCK 68, UNIT 6. FORT MYERS SHORES. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 75 THRU 79, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 6th day of August, 2026.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURTt
(SEAL) By: K Shoap
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-154076
August 14, 21, 2026 26-03207L

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-005483
NATIONS DIRECT MORTGAGE, LLC,
Plaintiff, vs.
ALEJANDRO MARTINEZ SOJO AND SUSANA SOJO GONZALEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2026, and entered in 25-CA-005483 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NATIONS DIRECT MORTGAGE, LLC is the Plaintiff and ALEJANDRO MARTINEZ SOJO; SUSANA SOJO GONZALEZ; UNKNOWN SPOUSE OF ALEJANDRO MARTINEZ SOJO NKA MARA ALONSO 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 September 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 95, PLAT OF UNIT 14, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 53 THROUGH 69, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 836 HOMESTEAD RD S, 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 in accordance with Florida Statutes, Section 45.031.

Dated this 08/12/2026.

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
25-326763 - MaM
August 14, 21, 2026 26-03278L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 26-CA-002259
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ADAM COOK A/K/A ADAM G. COOK, AS TRUSTEE OF THE ADAM COOK REVOCABLE TRUST OF 2023, DATED APRIL 6, 2023; ADAM COOK A/K/A ADAM G. COOK; ZOEY PINTO A/K/A ZOEY Y. COOK; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN BENEFICIARIES OF THE ADAM COOK REVOCABLE TRUST OF 2023, DATED APRIL 6, 2023; ET AL,
Defendant(s).

TO: ADAM COOK A/K/A ADAM G. COOK
Last Known Address
1781 CORAL POINT DR
CAPE CORAL, FL 33990
Current Residence is Unknown
TO: ADAM COOK A/K/A ADAM G. COOK, AS TRUSTEE OF THE ADAM COOK REVOCABLE TRUST OF 2023, DATED APRIL 6, 2023
Last Known Address
1781 CORAL POINT DR
CAPE CORAL, FL 33990
Current Residence is Unknown
TO: UNKNOWN BENEFICIARIES OF THE ADAM COOK REVOCABLE TRUST OF 2023, DATED APRIL 6, 2023
Last Known Address
1781 CORAL POINT DR
CAPE CORAL, FL 33990
Current Residence is Unknown

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

LOTS 31 AND 32, BLOCK 1, CORAL POINT SUBDIVISION, UNRECORDED, IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 24 EAST, AS SHOWN IN OFFICIAL RECORDS BOOK 150, PAGES 315 THROUGH 320, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on August 06, 2026.

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

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1475-222853 / ME2
August 14, 21, 2026 26-03206L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-002044
Fifth Third Bank N.A.,
Plaintiff, vs.
Yoel Abrahantes Monzon a/k/a Yoel Abrahantes a/k/a Monzon Yoel Abrahantes, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-002044 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Fifth Third Bank N.A. is the Plaintiff and Yoel Abrahantes Monzon a/k/a Yoel Abrahantes a/k/a Monzon Yoel Abrahantes; City of Cape Coral, Florida 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 September 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 36 AND 37, BLOCK 527, CAPE CORAL, UNIT 14, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 61 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 06-45-24-C3-00527.0360

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

Dated this 08/11/2026

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-F00540
August 14, 21, 2026 26-03273L

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-006207
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
CYNTHIA MAJOR, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on September 17, 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 55, Block 251 and Lot 1, Block 252, CAPE CORAL UNIT 9, according to the plat thereof as recorded in Plat Book 13, Page(s) 7 through 18, of the Public Records of Lee County, Florida.

Property Address: 4305 Palm Tree Boulevard, Cape Coral, FL 33904

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 08/12/2026.

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

Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
August 14, 21, 2026 26-03281L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-000380
Freedom Mortgage Corporation,
Plaintiff, vs.
REIMUNDO LOPEZ SUAREZ, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-000380 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and REIMUNDO LOPEZ SUAREZ; ILIANA MACHADO CONSUEGRA; United States of America on behalf of the Secretary of Housing and Urban Development; GoodLeap, LLC; Solar Mosaic LLC 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 September 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 3, UNIT 6, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 04-45-26-L1-06003.0040

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 08/12/2026.

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-F02615
August 14, 21, 2026 26-03285L

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. 26CA000747
RIVERWALK COVE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, v.
TRACY M. FOX; ET AL.,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure dated August 10, 2026 entered in Case No. 2026CA000747 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 September 17, 2026, at www.lee.realforeclose.com, the following described property as set forth in said Final Judgment, to-wit:

Unit 230, of HARBOUR CAY A/K/A RIVERWALK COVE CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 956, page 63 and as amended by amendments, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Parcel ID #15-45-24-29-00000.2300

a/k/a 5825 Harbour Club Road, Fort Myers, FL 33919

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 08/12/2026

KEVIN C. KARNES, Clerk of Court
(SEAL) By: T Mann
Deputy Clerk

Kristie P. Mace, Esq.,
Attorney for Plaintiff,
kmace@gadclaw.com and
kgermanis@gadclaw.com
August 14, 21, 2026 26-03279L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-003665
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
GINOT JACOTIN. et. al.
Defendant(s),
TO: GINOT JACOTIN, ROSE BERLINE ORIUS,
whose last known residences are: 1103 HOMER AVE S, LEHIGH ACRES, FL 33973; and 1101 HOMER AVE S, LEHIGH ACRES, FL 33973; and 114 HOMER AVE S, LEHIGH ACRES, FL 33973

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

LOT 1, BLOCK 39, PLAT OF UNIT 8 LEHIGH ESTATES A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 88, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 6th day of August, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-413861
August 14, 21, 2026 26-03208L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002816
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
FITHO FLERY; et al,
Defendant(s).
To the following Defendant(s):
FITHO FLERY
(Last Known Address: 5232 - 5234 30TH ST SW, LEHIGH ACRES, FL 33973)
UNKNOWN SPOUSE OF FITHO FLERY
(Last Known Address: 5232 - 5234 30TH ST SW, LEHIGH ACRES, FL 33973)

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

LOT 16, BLOCK 24, UNIT 2, LEHIGH ESTATES, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 82, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 5232 - 5234 30TH ST SW, LEHIGH ACRES, FL 33973

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

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

WITNESS my hand and the seal of this Court this 11th day of August, 2026.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
August 14, 21, 2026 26-03260L

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-000781
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,
Plaintiff, vs.
PRODUCTION HUB LLC, JUAN MANUEL SERRANO, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2,
Defendants.
To: JUAN MANUEL SERRANO
1221 SE 36th Terrace
Cape Coral, Florida 33904
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 59, BLOCK 1159 AND LOT 1, BLOCK 1160, CAPE CORAL UNIT 20 PART 1, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 101 THROUGH 108, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and seal of said Court on the 6th day of August, 2026.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: K Shoap
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: charles.gufford@mccalla.com
Email: todd.latoski@mccalla.com
25-15125FL
August 14, 21, 2026 26-03221L

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-002872
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, vs.
YAISSY S GARCIA A/K/A YAISSY SOLIS GARCIA, et al.,
Defendant.
To: YAISSY S GARCIA A/K/A YAISSY SOLIS GARCIA
3902 16TH ST SW, LEHIGH ACRES, FL 33976
PABLO DOMINGO JUAN PEDRO
3902 16TH ST SW, LEHIGH ACRES FL 33976
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:

LOT 12, BLOCK 41, UNIT 5, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 95, 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 6th day of August, 2026.

Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: K Shoap
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
26-20952FL
August 14, 21, 2026 26-03219L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-003127
RIVERCREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
VALERIU GREBENCEA AND TATIANA GREBENCEA AS CO-TRUSTEES OF THE GREBENCEA FAMILY TRUST DATED JUNE 2, 2021 AND UNKNOWN TENANT,
Defendant(s).
TO: Valeriu Grebencea, as Co-Trustees of The Grebencea Family Trust dated June 2, 2021,
15 W671 74th Street
Burr Ridge, IL 60527
and
20885 Thistle Leaf Ln
Estero, FL 33928
Tatiana Grebencea as Co-Trustees of The Grebencea Family Trust dated June 2, 2021,
15 W671 74th Street
Burr Ridge, IL 60527
and
20885 Thistle Leaf Ln
Estero, FL 33928

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

Lot 175, of the Plat of RIVERCREEK - PHASE TWO, according to the plat thereof, as recorded under Instrument No. 2023000122423 of the Public Records of Lee County, Florida and all amendments thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose address is KAYE BENDER REMBAUM, P.L., 1200 Park Central Boulevard South, Pompano Beach, FL 33064, within thirty (30) days after the first publication in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition.

WITNESS my hand and the seal of this Court on August 6, 2026.

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

KAYE BENDER REMBAUM, P.L.,
1200 Park Central Boulevard South,
Pompano Beach, FL 33064
August 14, 21, 2026 26-03233L

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION
CASE NO.: 26-CA-002015
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
ANDRES FERNANDEZ; LISZANDRA PEREZ,
Defendants.
TO: ANDRES FERNANDEZ; 1430 SW 15TH STREET, CAPE CORAL, FL 33991
LISZANDRA PEREZ; 1220 NE 41ST AVE, HOMESTEAD, FL 33033

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

LOT(S) 21 AND 22, BLOCK 4348, CAPE CORAL SUBDIVISION, UNIT 63, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 66, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Also known as 1430 SW 15TH ST, CAPE CORAL, FL 33991.

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 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 August 6, 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: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff1
August 14, 21, 2026 26-03209L

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-001397
SELENE FINANCE, LP,
Plaintiff, vs.
DAVID A YATES, et al.,
Defendant.
To: DAVID A YATES
28842 YELLOW FIN TRL, BONITA SPRINGS, FL 34135
UNKNOWN SPOUSE OF DAVID A YATES
28842 YELLOW FIN TRL, BONITA SPRINGS, FL 34135
MAURICE A. NEIRINCK
28842 YELLOW FIN TRL, BONITA SPRINGS, FL 34135
UNKNOWN SPOUSE OF MAURICE A. NEIRINCK
28842 YELLOW FIN TRL, BONITA SPRINGS, FL 34135
UNKNOWN TENANT IN POSSESSION 1
28842 YELLOW FIN TRL, BONITA SPRINGS, FL 34135
UNKNOWN TENANT IN POSSESSION 2
28842 YELLOW FIN TRL, BONITA SPRINGS, FL 34135
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:

LOT 913, VILLAGEWALK OF BONITA SPRINGS, PHASE 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2006000121488, 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 11th day of August, 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14044FL
August 14, 21, 2026 26-03258L

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-CA-002229
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A
Plaintiff, vs.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ALEJANDRO CRUZ, a/k/a ALEJANDRO LUGO CRUZ, Deceased; et. al.
Defendant(s).
TO: RICARDO LUGO
Last Known Address: 2707 42nd St. W., Lehigh Acres, FL 33971
Current Address: unknown

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

LOT 2, BLOCK 96, UNIT 10, LEHIGH ACRES, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 62, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 2707 42nd St. W., Lehigh Acres, FL 33971

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, 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.

WITNESS my hand and the seal of said Court this 6th day of August, 2026.

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

Matthew Leider, Esq.,
Law Offices of Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
August 14, 21, 2026 26-03212L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-002938
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF NICOLE J. LACH, DECEASED; GIANNA M. LACH, PERSONAL REPRESENTATIVE OF THE ESTATE OF NICOLE LACH, DECEASED; GIANNA M. LACH; RENE E. LACH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF NICOLE J. LACH, DECEASED
(LAST KNOWN ADDRESS)
1868 GRACE AVE
FORT MYERS, FLORIDA 33901

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

LOTS 1 AND 2, LESS THE WEST 10 FEET OF LOT 2, BLOCK 3, PALMETTO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 23, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 1868 GRACE AVE, FORT MYERS, FLORIDA 33901

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 6th day of August, 2026.

KEVIN C. KARNES
As Clerk of the Court
(SEAL) By K Shoap
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.: 26-00344 NML
August 14, 21, 2026 26-03234L

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-006771
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual; FLORIDA SUNSHINE DEVELOPMENTS LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated August 11, 2026 entered in Civil Case No. 25-CA-006771 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, 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 24, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 6, BLOCK 34, UNIT 6, SECTION 10, 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 7, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

Property Address: 748 Cardinal 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.

08/12/2026

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 E-mail:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000631
August 14, 21, 2026 26-03280L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-003270
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
SHANE MITCHELL; et al.,
Defendant(s).
TO: Shane Mitchell
Last Known Residence: 421 Nelson Rd N Cape Coral, FL 33993
TO: Unknown Spouse of Shane Mitchell
Last Known Residence: 421 Nelson Rd N Cape Coral, FL 33993

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

LOTS 26 AND 27, BLOCK 2552 OF CAPE CORAL UNIT 37, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 15-29, 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 August 06, 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
1190-516B
Ref# 21861
August 14, 21, 2026 26-03211L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-003262
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF EDWIN D. TORRES, DECEASED; et al.,
Defendant(s).
TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against The Estate of Edwin D. Torres, Deceased
Last Known Residence: Unknown

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

LOT 3, BLOCK 60, UNIT 8, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 68, 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 08/11/2026

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1190-598B
Ref# 21952
August 14, 21, 2026 26-03259L

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 26-CA-742
ENCLAVES AT EAGLE LANDING HOMEOWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation,
Plaintiff, v.
JARED D. MARIS, FARAH JOY E. MARIS, and UNKNOWN TENANT(S)/OCCUPANT(S),
Defendants.
TO: JARED D. MARIS and FARAH JOY E. MARIS
Last Known Address: 16045 Beachberry Drive, North Fort Myers, FL 33917

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

Lot 68, Enclaves at Eagle Landing, Phase 3, a subdivision according to the map or plat thereof recorded in Official Records Instrument Number 2020000017072, of the Public Records of Lee County, Florida. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #30-43-25-L3-060000680

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 11th day of August, 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
August 14, 21, 2026 26-03268L

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
(REAL PROPERTY)
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-02782
HELEN LOPEZ LEIVA
Plaintiff, v.
ANN MARIE DOUGLAS; JAMES M. KRAUS ; MARYLYN YENCIK; AND KEVIN C. KARNES, AS LEE COUNTY CLERK OF CIRCUIT COURT & COMPTROLLER
Defendant(s).
TO: James M. Karus. Last Known Address: 333 hastings BLVD, Broomall, PA 19008
Marylyn Yenick. Last Known Address: 8311 Breakers Trace CT, Sunset Beach, NC 28468

YOU ARE HEREBY NOTIFIED that an Amended Complaint for Quiet Tax Title has been filed against you concerning the following real property in Lee County, Florida, hereinafter referred to as "Real Property." The real property is legally described as:

Lot 21, Block 24, Unit 3, Lehigh Park, Section 21, 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 66, Public Records, Lee County, Florida.

Parcel Identification Number: 21-44-26-03-00024.0210

Has been filed and commenced in this court and you, James M. Karus. Last Known Address: 333 hastings BLVD, Broomall, PA 19008, and Marylyn Yenick. Last Known Address: 8311 Breakers Trace CT, Sunset Beach, NC 28468 are required to serve a copy of your written defense, if any, to it on Kevin Diaz, Esquire attorney for Plaintiff, whose address is 150 Alhambra Cir, Suite 1160, Coral Gables, Florida 33134 and file the original with the Clerk of Court located at: 2115 Second Street 2nd Floor, Fort Myers, Florida 33901 of the above styled court on or before September 22, 2026; otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

WITNESS my hand and seal of said court at Lee County, Florida on 08/11/2026.

Kevin C. Karnes,
As Clerk of the Circuit Court & Comptroller
Lee County, Florida
(SEAL) By: K Harris
As Deputy Clerk

Kevin Diaz, Esquire
Diaz & Affiliates, P.A
150 Alhambra Cir, Suite 1160
Coral Gables, FL 33134
Attorney for Plaintiff
(Phone) (305) 563-9199
Aug. 14, 21, 28; Sept. 4, 2026
26-03261L

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION
CASE NO.: 26-CA-002848
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
MICHAEL ABREU JR.; MICHELLE MONTILLA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
Defendants.
TO: MICHAEL ABREU JR.; LAST KNOWN ADDRESS: 1125 CECELIA AVE, LEHIGH ACRES, FL 33971
MICHELLE MONTILLA; LAST KNOWN ADDRESS: 1125 CECELIA AVE, LEHIGH ACRES, FL 33971

YOU ARE NOTIFIED your whereabouts are known to the Plaintiff; however, you have concealed yourself or are otherwise avoiding service of process such that personal service of process cannot be made upon you pursuant to Chapter 48, Florida Statutes. Plaintiff has made a diligent search and inquiry to effect personal service of process upon you at your last known address and place of abode, but has been unable to do so to your purposeful avoidance of service.

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

LOT 10, BLOCK 28, UNIT 4, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Also known as 1125 CECELIA AVE, LEHIGH ACRES, FL 33971.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, within thirty (30) days, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 08/12/2026

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

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
August 14, 21, 2026 26-03283L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-002878
NEW DAY FINANCIAL, LLC
PLAINTIFF, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCIS FEMIANO A/K/A FRANK FEMIANO A/K/A FRANCIS ARTHUR FEMIANO, ET AL.,
DEFENDANT(S).
TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Francis Femiano A/K/A Frank Femiano A/K/A Francis Arthur Femiano
Last Known Address: 1317 SE 26th Terrace, Cape Coral, FL 33904
Current Residence: UNKNOWN

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

Lots 30 and 31, Block 645, Unit 21, Cape Coral Subdivision, according to plat thereof recorded in Plat Book 13, Page(s) 149-173 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 Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before within thirty (30) days after the first publication of this Notice in the Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 11th day of August, 2026.

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

Tromberg, Miller, Morris & Partners, PLLC,
Attorney for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
26-000650-FL
August 14, 21, 2026 26-03269L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(2414 N.W. 10th Street, Cape Coral, Florida 33993)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-5890
TRYON STREET ACQUISITION TRUST I,
Plaintiff, v.
VAJESQ LLC, CRISTIAN ANDRES VETH RAFFO, a/k/a Christian Andres Veth Raffo, CESAR GABRIEL HERNANDEZ, JR., LUSI FELIPE STONE ESCANILLA, SIX SIGMA ROOFING CONTRACTORS LLC and JOHN / JANE DOE, fictitious names representing tenants in possession
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure and Damages dated August 10, 2026 entered in Case No. 25-CA-5890 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and VAJESQ LLC, et. al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.LEE.realforeclose.com beginning at 9:00 a.m. on September 24, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lots 50 and 51, Block 4046, Unit 56, Cape Coral Subdivision, according to the map or plat thereof as recorded in Plat Book 19, Pages 107 through 116, inclusive, of the Public Records of Lee County, Florida.

Together with all rents, issues and profits.

Property Address: 2414 N.W. 10th Street, Cape Coral, Florida 33993

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

Dated this 10th day of August 2026.
08/12/2026.

Kevin C. Karnes
CLERK OF COURT
(SEAL) T Mann
BY DEPUTY CLERK
LEE COUNTY, FLORIDA

/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
46622109 v1
August 14, 21, 2026 26-03284L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001791
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-8,
Plaintiff, v.
LIANE NICOLE LEE; et al,
Defendant(s).
To the following Defendant(s):
LIANE NICOLE LEE
(Last Known Address: 144 RIVERVIEW ROAD, FORT MYERS, FL 33905)
UNKNOWN TENANT #1
(Last Known Address: 144 Riverview Road, Fort Myers, FL 33905)
UNKNOWN TENANT #2
(Last Known Address: 144 Riverview Road, Fort Myers, FL 33905)

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

A LOT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 25 EAST , LEE COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, RUN WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR 16.8 FEET; THENCE DEFLECT RIGHT 59° 30` AND RUN NORTHWESTERLY TO A POINT ON THE NORTH LINE OF THE OUTFALL DITCH EASEMENT OF THE STATE ROAD DEPARTMENT AS SHOWN BY INSTRUMENT RECORDED IN CHANCERY ORDER BOOK 28, AT PAGE 403; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID EASEMENT FOR 127.51 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING CONTINUE WESTERLY ALONG SAID NORTH LINE FOR 173.87 FEET; THENCE DEFLECT RIGHT 59° 37` AND RUN NORTHWESTERLY, MEASURED ON A PERPENDICULAR, 260 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE EASTERLY LINE OF THE LAND CONVEYED BY DEED RECORDED IN DEED BOOK 194, AT PAGE 317, FOR 235 FEET MORE OR LESS, TO THE WATERS OF THE CALOOSAHATCHEE RIVER, THENCE RUN NORTHEASTERLY ALONG SAID WATERS FOR 150 FEET MORE OR LESS, TO AN INTERSECTION WITH A LINE THROUGH THE POINT OF BEGINNING, PARALLEL TO SAID EASTERLY LINE OF THE LANDS CONVEYED BY DEED RECORDED IN DEED BOOK 194, AT PAGE 317; THENCE RUN SOUTHEASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR PRIVATE ROAD PURPOSES OVER AND ACROSS THE SOUTH 20 FEET OF THE PARCEL HEREIN DESCRIBED. TOGETHER WITH A PERPETUAL USE OF RIGHT-OF-WAY FOR ROAD RIGHT OF WAY PURPOSES, CONVEYED BY THAT CERTAIN DEED RECORDED IN DEED BOOK 146, AT PAGE 268, AND RIGHT OF USE OF THAT CERTAIN EASEMENT CONVEYED BY RIGHT OF WAY DEED RECORDED IN DEED BOOK 166, AT PAGE 59.

PROPERTY ADDRESS: 144 RIVERVIEW ROAD, FORT MYERS, FL 33905

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

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

WITNESS my hand and the seal of this Court this 6th day of Aug, 2026.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
August 14, 21, 2026 26-03210L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF TRHE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-001943
IN RE: ESTATE OF JOHN D. SURFUS,
Deceased.

The administration of the estate of JOHN D. SURFUS, 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 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 August 14, 2026.

Co-Personal Representative:
KAREN RAE LEUZZI,
Co-Personal Representative
TIMOTHY WAPPES,
Co-Personal Representative
Attorney for Personal Representative:
Patricia L. Lincoln, Esq.
Florida Bar Number: 1049256
ELLIS LAW GROUP, P.L.
4755 Technology Way, Suite 205
Boca Raton, FL 33431
Telephone: (561) 910-7500
Fax: (561) 910-7501
E-Mail: p.lincoln@ellis-law.com
Secondary E-Mail:
service@ellis-law.com
Counsel for Karen Rae Leuzzi
Kyle T. Mordew, Esq.
Florida Bar Number: 1022234
Hahn Loeser & Parks LLP
5811 Pelican Bay Blvd., Suite 650
Naples, FL 34108
Telephone: (239) 592-2978
Fax: (239) 451-4027
E-Mail: kmordew@hahnlaw.com
Secondary E-Mail:
cpiglia@hahanlaw.com
Counsel for Timothy Wappes
August 14, 21, 2026 26-03251L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-003454
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, vs.
BRITTANY ANN HUTTON AND JAVON ANTHONY GUSCOTT.
et. al.
Defendant(s),
TO: BRITTANY ANN HUTTON, UNKNOWN SPOUSE OF BRITTANY ANN HUTTON,
whose last known residences are: 429 TROPICANA PARKWAY W, CAPE CORAL, FL 33993; and 1805 SW 26TH ST, CAPE CORAL, FL 33914; and 4204 SW 16TH PL, CAPE CORAL, FL 33914
TO: JAVON ANTHONY GUSCOTT, UNKNOWN SPOUSE OF JAVON ANTHONY GUSCOTT,
whose last known residences are: 429 TROPICANA PARKWAY W, CAPE CORAL, FL 33993; and 21150 GERTRUDE AVE, APT C1, PORT CHARLOTTE, FL 33952; and 1805 SW 26TH ST, CAPE CORAL, FL 33914

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

LOT(S) 57 AND 58, BLOCK 2556, CAPE CORAL UNIT 38, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 87 THROUGH 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 12th day of August, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-412946
August 14, 21, 2026 26-03288L

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_V27

--- ACTIONS / SALES ---

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-005582

IN RE: The Marriage of
Ortis Olanzo Freeman
Petitioner
and
Marie Kurovska
Respondent

TO: Marie Kurovska
P.O. Box 1506, Tortola, United Kingdom VG1110

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 Ortis Olanzo Freeman whose address is 3925 Port Sea Place, Kissimmee, Florida 34746 on or before 09/16/2026, 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: 08/07/2026

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

Aug. 14, 21, 28; Sept. 4, 2026 26-03248L

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 26-CC-005972

MHC BUCCANEER ESTATES, L.L.C.,
Plaintiff, vs.
STEPHANIE TAYLOR RIORDAN, and SONDRA REICHLING,
Defendants.

TO: Stephanie Taylor Riordan
832 Calamondin Court
Lot No. 832
North Fort Myers, Florida 33917
Stephanie Taylor Riordan
2030 River Reach Drive
Apt No. 137
Naples, Florida 34104

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 1977 NOBI mobile home in Buccaneer Estates mobile home park located at 832 Calamondin Court, Lot No. 832, North Fort Myers, Florida 33917, and bearing Vehicle Identification Numbers N30118A and N30118B, 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, within 30 days of the first 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.

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

Dated: 08/12/2026

Kevin C. Karnes
Clerk, County Court
Lee County, Florida
(SEAL) By: K Harris
Deputy Clerk

Stanley L. Martin,
Plaintiff's attorney,
4300 W. Cypress Street, Suite 400,
Tampa, Florida 33607
(813) 282-5925

August 14, 21, 2026 26-03270L

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 BLK Needlefish located at 2505 SE 19th PL in the City of Cape Coral, Lee, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of August, 2026

Jordan Kelly

August 14, 2026 26-03290L

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

LV20890_V5

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-CP-1953

IN RE: ESTATE OF
Richard G. Ramsay,
Deceased.

The administration of the estate of Richard G. Ramsay, deceased, whose date of death was May 9, 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 August 14, 2026.

Personal Representatives:
Richard Ramsay, Jr.,
35 Gilmore Dr.,
Stony Point, NY 10983;
Telephone: 201-206-9569.
Ellen E. Ramsay,
53 Kelly Ln.,
Pisgah Forest, NC 28768;
Telephone: 914-806-2386.

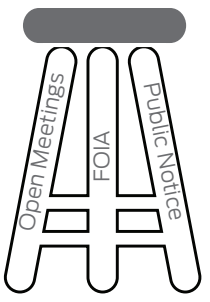
Attorney for Personal Representative:
Richard Blackwell, Esq.,
Florida Bar Number: 110331,
Ric Blackwell Law, PA,
10600 Chevrolet Way, Suite 212,
Estero, Florida 33928,
Telephone: 239-240-7764,
Fax: 877-349-3854,
E-Mail: ric@ricblackwelllaw.com

August 14, 21, 2026 26-03289L

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**

MAN'S RIGHTS

By Ayn Rand

A special reprinting of a classic essay on freedom.

'There is only one fundamental right ... a man's right to his own life.' When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of 'society.'

If one wishes to advocate a free society — that is, capitalism — one must realize that it's indispensable foundation is the principle of individual rights.

If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today's intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called "conservatives."

"Rights" are a moral concept — the concept that provides a logical transition from the principles guiding an individual's actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind's history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man's earthly existence.

Since there is no such entity as "society," since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience — on the implicit principle of: "The good is that which is good for society (or for the tribe, the race, the nation), and the ruler's edicts are its voice on earth."

This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. "The Divine Right of Kings" summarizes the political theory of the first — "Vox populi, vox dei" of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome — the Inquisition of the late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck's Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union .

All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man's individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man's protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man's life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man's life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A "right" is a moral principle defining and sanctioning a man's freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a "right" pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-

ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man's nature.

Source of our rights

The Declaration of Independence stated that men "are endowed by their Creator with certain unalienable rights." Whether one believes that man is the product of a Creator or of nature, the issue of man's origin does not alter the fact that he is an entity of a specific kind — a rational being — that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

"The source of man's rights is not divine law or congressional law, but the law of identity. A is A — and Man is Man. Rights are conditions of existence required by man's nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth is his purpose, he has a right to live as a rational being: Nature forbids him the irrational." (*Atlas Shrugged*)

To violate man's rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man's rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that "to secure these rights, governments are instituted among men." This provided the only valid justification of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence.

Thus the government's function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America's political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America's inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country's wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated "rights" that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these "printing-press rights" negate authentic rights.

Meaning of 'rights'

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new "rights" and of slave labor camps.

The "gimmick" was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration "will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of "rights" when you read the list which that platform offers:

"1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.

"2. The right to earn enough to provide adequate food and clothing and recreation.

"3. The right of every farmer to raise and sell his products at a return which will give him and his family a decent living.

"4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.

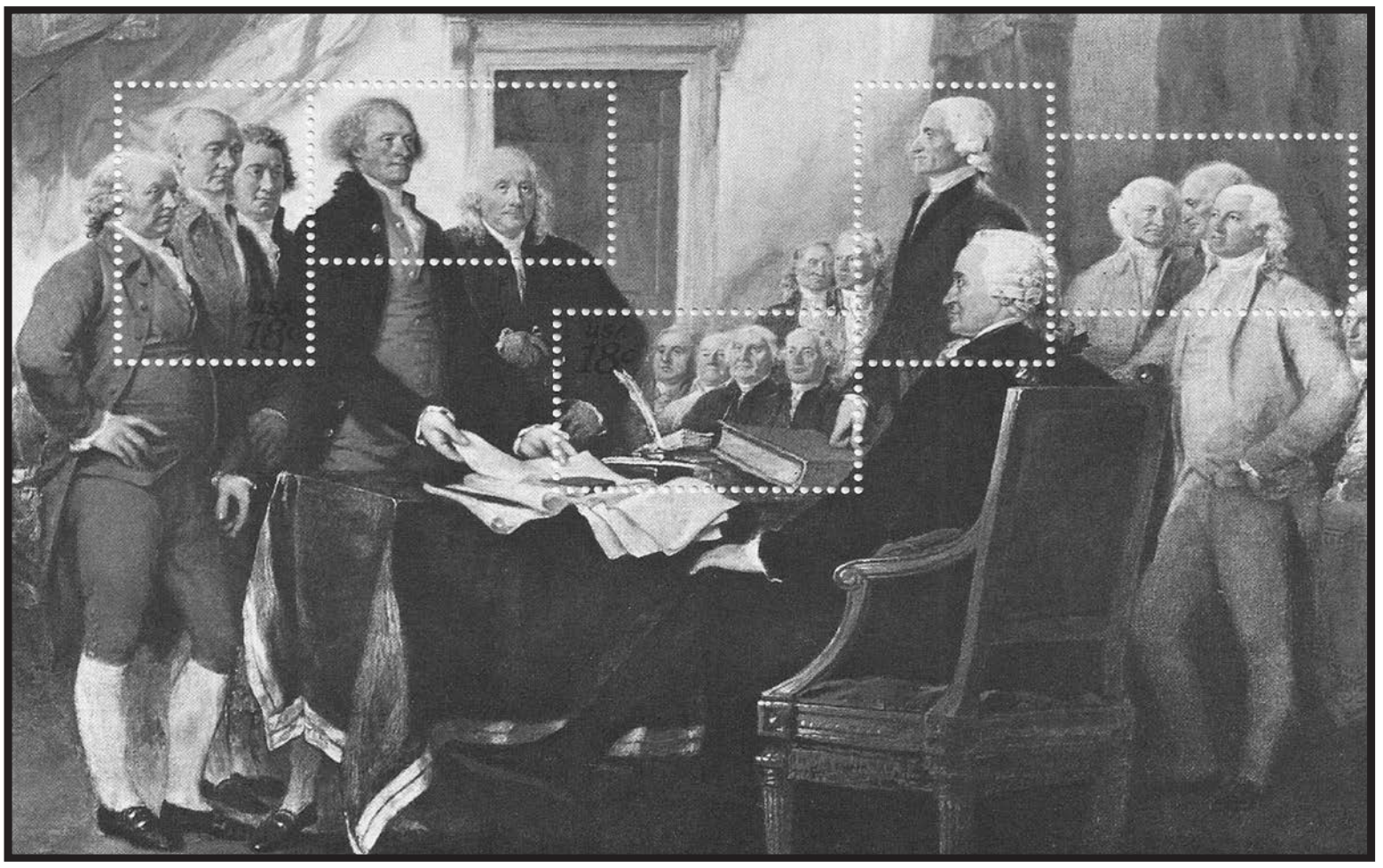
"5. The right of every family to a decent home.

"6. The right to adequate medical care and the opportunity to achieve and enjoy good health.

"7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.

"8. The right to a good education."

A single question added to each of the above eight clauses would make the issue



The Declaration of Independence laid down the principle that 'to secure these rights, governments are instituted among men.' This provided the only valid justification of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence. Thus the government's function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged "right" of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as "the right to enslave."

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one's own effort.

Observe, in this context, the intellectual precision of the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hill, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as "a right to a job" — there is only the right of free trade, that is: a man's right to take a job if another man chooses to hire him. There is no "right to a home," only the right of free trade: the right to build a home or to buy it.

There are no "rights to a 'fair' wage or a 'fair' price" if no one chooses to pay it, to hire a man or to buy his product. There are no "rights of consumers" to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no "rights" of special groups, there are no "rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn."

There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

Property rights and the right of free trade are man's only "economic rights" (they are, in fact, political rights) — and there can be no such thing as "an economic bill of rights." But observe that

the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man's freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another's rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind's governments.

Potentially, a government is the most dangerous threat to man's rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man's deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

> There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action ... Such is the meaning of the right to life, liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual's refusal to finance an opponent is a violation of the opponent's right of free speech and an act of "censorship."

It is "censorship," they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy.

It is "censorship," they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them.

It is "censorship," they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing — such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

And then there is Newton N. Minow who declares: "There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas." It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend.

"Censorship" is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one's own antagonists.

But according to such doctrines as the "economic bill of rights," an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a "right" to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the "right" to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the "distribution" of "economic rights" and select the recipients, when the owners' right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of "economic rights" includes the " right" of every would-be playwright, every beatnik poet, every noise-composer and every non-objective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about "economic rights," the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one's views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of "the right of free speech" is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: "Congress shall make no law . . . abridging the freedom of speech, or of the press ..." It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

Such is the state of one of today's most crucial issues: political rights versus "economic rights." It's either-or. One destroys the other. But there are, in fact, no "economic rights," no "collective rights," no "'public-interest rights." The term "individual rights" is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man's rights.

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

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V15

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

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-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

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-005413
IN RE: The Marriage of
Melissa Ann Diaz
Petitioner
and
Mohamed Shamshudeen Donald
Respondent
TO: Mohamed Shamshudeen Donald
348 Whitethorn Dr., Miami Springs, Florida 33166-4952

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 Melissa Ann Diaz whose address is 9015 Sw 125 Avenue, Unit 203N, Miami, Florida 33186 on or before 09/09/2026, 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: 07/31/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
August 7, 14, 21, 28, 2026 26-03154L

SECOND INSERTION

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the East Bonita Beach Road Community Development District (**"District"**) will hold a public hearing on **August 27, 2026 at 10:30 a.m. at D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (**"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 at the offices of the **District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431** (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.eastbonitabeachroadcdd.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
August 7, 14, 2026 26-03168L

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LV18237_V14

--- ACTIONS / SALES / ESTATE ---

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-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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-001412
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JODIE LYNN BARNES A/K/A JODIE BARNES, et al.,
Defendant.
To: JODIE LYNN BARNES A/K/A JODIE BARNES
18 ROANOKE DRIVE, FORT MYERS, FL 33905
UNKNOWN SPOUSE OF JODIE LYNN BARNES A/K/A JODIE BARNES
18 ROANOKE DRIVE, FORT MYERS, FL 33905
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:

LOT 19, ARLINGTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 38 AND 39, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and seal of said Court on the 30 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
25-14375FL
August 7, 14, 2026 26-03130L

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO.: 25CC003810
ISLAND PARK VILLAGE, SECTION III, CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
MARY E. ROSS,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on July 22th, 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:

UNIT 119, OF THAT CERTAIN CONDOMINIUM KNOWN AS ISLAND PARK VILLAGE, SECTION III, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORD BOOK 1732, PAGE 3490, AND AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION.

Commonly known as: 17821 Port Boca Cir, Fort Myers, FL 33908.

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on September 24, 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 07/29/2026
(SEAL) By: T Mann
Kevin C. Karnes, Clerk of Court
BY DEPUTY CLERK
Leland Wilson,
Leland@associationlegalservices.com
angelica@associationlegalservices.com
paralegal@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 33907
August 7, 14, 2026 26-03109L

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-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

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE STAR FARMS AT CAPE CORAL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Star Farms at Cape Coral Community Development District (**"District"**), the location of which is generally described as comprising a parcel or parcels of land, entirely within the City of Cape Coral, Lee County, Florida, containing approximately 1,279.549 acres, generally located east of Burnt Store Road, south of Yucca Pens Preserve, north of Wilmington Parkway, and west of Andalusia Boulevard, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: September 2, 2026
TIME: 3:00 PM
LOCATION: Forestar
9001 Daniels Parkway, Suite 101
Fort Myers, Florida 33912

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (**"District Manager's Office"**). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the organizational meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meetings is asked to contact the District Manager's Office, at least three business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 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 the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
August 7, 14, 2026 26-03132L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1819
Division: Probate
IN RE: ESTATE OF RICHARD REMI PELLAND Deceased.

The administration of the estate of RICHARD REMI PELLAND, deceased, whose date ofdeath was May 25, 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.

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 August 7, 2026.

Personal Representative:
/s/ Karyn M. Pelland-Lukas
Karyn M. Pelland-Lukas, Co-Petitioner.
/s/ Debra Pelland-Chamberlain
Debra Pelland-Chamberlain, Co-Petitioner.
Attorney for Personal Representative:
/s/ Christopher DeCosta
Christopher DeCosta, Esq.
Attorney for Petitioner
Florida Bar Number: 271410
MAHSHIE & DECOSTA, PA
1560 Matthew Drive, Suite E
Fort Myers, FL 33907
Telephone: (239) 931-7566
E-Mail: Chris@md-lawfirm.com
Secondary e-mail:
mariela@md-lawfirm.com
August 7, 14, 2026 26-03160L

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-001061
IN RE: ESTATE OF ROBERTA ANN D'AGOSTINO, Deceased.

The administration of the estate of ROBERTA ANN D'AGOSTINO, Deceased, whose date of death was August 29, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 August 7, 2026.

JOSEPH D'AGOSTINO,
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:
Jennifer@srblawyers.com
August 7, 14, 2026 26-03106L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
FILE NO.: 362026CP001232A001CH
DIVISION: Probate
IN RE: ESTATE OF BERNICE JANE BURROW Deceased.

The administration of the estate of Bernice Jane Burrow, deceased, whose date of death was December 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 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 August 7, 2026.

Personal Representative:
/s/ David M. Deutsch, Esq.
David M. Deutsch, Esq.
Florida Bar Number: 1000339
THE DEUTSCH LAW FIRM PLLC
433 Plaza Real Suite 275
Boca Raton, FL 33432
Telephone: (561) 200-6554
Fax: (561) 200-6554
E-Mail: david@deutschpc.com
Secondary E-Mail:
service@deutschpc.com
Attorney for Personal Representative:
/s/ David M. Deutsch, Esq.
David M. Deutsch, Esq.
Florida Bar Number: 1000339
THE DEUTSCH LAW FIRM PLLC
433 Plaza Real Suite 275
Boca Raton, FL 33432
Telephone: (561) 200-6554
Fax: (561) 200-6554
E-Mail: david@deutschpc.com
Secondary E-Mail:
service@deutschpc.com
August 7, 14, 2026 26-03139L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002280
Division Probate
IN RE: ESTATE OF BARICA BUNK KLEIN Deceased.

The administration of the estate of Barica Bunk Klein, deceased, whose date of death was July 8, 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 August 7, 2026.

Personal Representative:
Gordan Marcetic Lukáš
8 Rue des Prés 7432
Gosseldange Lintgen, Luxembourg
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) 218-1231
E-Mail:
eviana.martin@martinlawfirm.com
August 7, 14, 2026 26-03113L

THIRD 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

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-002327
IN RE: ESTATE OF RUTH LOVEY WEBBFUCHS Deceased.

The administration of the estate of RUTH LOVEY WEBBFUCHS, deceased, whose date of death was March 5, 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 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: August 7, 2026

Personal Representative:
DOROTHEA N. WILSON
Attorney for Personal Representative:
Roger E. O'Halloran
Florida Bar No. 138494
O'Halloran Legal Group, PLLC
2259 Cleveland Ave.
Fort Myers, FL 33901
Telephone: (239) 334-7212
Email: Pat@ohalloranlegalgroup.com
August 7, 14, 2026 26-03171L

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-002207
IN RE: ESTATE OF JIM H. ALDERFER Deceased.

The administration of the estate of JIM H. ALDERFER, 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 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 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 August 7, 2026.

Personal Representative
ROBERT H. ALDERFER
1094 W Choke Cherry Dr.
Louisville, CO 80027
Attorneys for Personal Representative:
EDWARD E. WOLLMAN
Florida Bar Number: 0618640
E-Mail: ewollman@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
PATRICK COURVILLE
Florida Bar Number: 115708
Email: pcourville@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
WOLLMAN GEHRKE & ASSOCIATES, P.A.
2235 Venetian Court, Suite 5
Naples, Florida 34109
Telephone: (239) 435-1533
Fax: (239) 435-1433
August 7, 14, 2026 26-03123L

SECOND INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 26-CP-001780
IN RE: The Estate of EPHREM A. POIRIER, Deceased.

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

The administration of the estate of EPHREM A. POIRIER, deceased, whose date of death was June 18, 2025, and whose social security number is XXX-XX-7599, 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.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

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

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

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

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

The date of first publication of this Notice is August 7, 2026.

/s/ Michelle L. Poirier
MICHELLE L. POIRIER,
As Personal Representative
Attorney and Personal Representative Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
August 7, 14, 2026 26-03124L

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2197
Division Probate
IN RE: ESTATE OF KATHLEEN MARGARET BURNS A/K/A KATHLEEN M. BURNS
Deceased.

The administration of the estate of Kathleen Margaret Burns a/k/a Kathleen M. Burns, deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 August 7, 2026.

Personal Representatives:
Paul Medonich
490 Lenox Ave.
Lehigh Acres, Florida 33974
Susan Schneider
562 Minettee Circle
Mississauga, Ontario
Canada L5A 3B8
Attorney for Personal Representatives:
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
August 7, 14, 2026 26-03116L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1897
Division Probate
IN RE: ESTATE OF KATHARINE ELIZABETH RUEB A/K/A KATHARINE E. RUEB
Deceased.

The administration of the estate of Katharine Elizabeth Rueb a/k/a Katharine E. Rueb, deceased, whose date of death was March 30, 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 August 7, 2026.

Personal Representative:
Hannah Rueb
5056 Mina Circle, #402
Fort Myers, Florida 33905
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
August 7, 14, 2026 26-03115L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002109
Division: Probate
IN RE: ESTATE OF JANET LINDLEY BARTON, a/k/a JANET L. BARTON,
Deceased.

The administration of the estate of Janet Lindley Barton, a/k/a Janet L. Barton, deceased, whose date of death was March 23, 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 August 7, 2026.

Personal Representative:
Dennis E. Barton
12613 Blue Banyon Ct.
North Fort Myers, FL 33909
Attorney for Personal Representative:
/s/ Joe Cuffel, Esq.
For: Jennifer J. Hammond
Attorney for Dennis E. Barton
Florida Bar Number: 121531
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: jenniferh@trustska.com
August 7, 14, 2026 26-03112L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2310
IN RE: ESTATE OF TAMMY SUE WAIGAND
Deceased.

The administration of the estate of TAMMY SUE WAIGAND, deceased, whose date of death was June 15, 2026, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is CLERK OF COURT, LEE COUNTY JUSTICE CENTER. POST OFFICE 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 August 7, 2026.

Personal Representative:
Robert L. Waigand II
100 Airview Ave.
Lehigh Acres, Florida 33936
Attorney for Personal Representative:
Kenneth K. Thompson
Florida Bar Number: 0344044
1150 Lee Boulevard, Suite 1A
Lehigh Acres, Florida 33936
Telephone: (239) 369-5664
Fax: (239) 369-8763
E-Mail:
ken@kentthompson-lawoffice.com
Seconday E-Mail:
yvette@kenthoompson-law office.com
August 7, 14, 2026 26-03151L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001872
Division Probate
IN RE: ESTATE OF ROBERT J. MULROY,
Deceased.

The administration of the estate of Robert J. Mulroy, deceased, whose date of death was February 8, 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 August 7, 2026.

Personal Representative:
Cindy Mulroy
14991 Rivers Edge Ct. #141
Fort Myers, Florida 33908
Attorney for Personal Representative:
Jennifer J. Hammond, Esq.
Attorney
Florida Bar Number: 121531
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: jenniferh@trustska.com
Secondary E-Mail:
carolg@trustska.com
4926-0554-3350, v. 2
August 7, 14, 2026 26-03145L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-001708
Division Probate
IN RE: ESTATE OF BOLAND, DANIEL R.
Deceased.

The administration of the estate of Daniel R. Boland, deceased, whose date of death was March 12, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 August 7, 2026.

Personal Representative:
Parker W. Boland
c/o Attorney Danielle N. Clark
2625 Ponce De Leon Blvd, Suite 280
Coral Gables, FL 33134
Attorney for Personal Representative:
/s/Danielle N. Clark
Danielle N. Clark, Esq.
Attorney for Petitioner
Florida Bar Number: 1022298
THE ESTATE PLAN
2625 Ponce de Leon, Suite #280
Coral Gables, Florida 33134
Telephone: 305-665-8888
Primary E-Mail: thefirm@tepfl.com
Secondary E-Mail: dclark@tepfl.com
Third Email: ngarza@tepfl.com
August 7, 14, 2026 26-03138L

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of and David Roberts located at 15737 Breezy Point Dr., lot #147 North Ft. Myers, Florida 34769 will, on August 25, 2026, at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Bayshore Village office, 15711 Shoreline Blvd. North Fort Myers, Florida 33917.

YEAR/MODEL 1986/MERI
VIN# CF23621245A
Title# 0042996151
YEAR/MODEL 1986/MERI
VIN# CF23621245B
Title# 0042990360
Additional personal property unknown

PREPARED BY:
MARK C. PAYNE, Esq.
Agent for Bayshore Village
P.O. Box 1061
Tampa, Florida 33601-1061
Telephone: 813-223-6882
August 7, 14, 2026 26-03146L

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-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

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 8/25/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jerome Schablein. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

August 7, 14, 2026 26-03100L

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-007084
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
HOLLY ANGELA SMITH A/K/A HOLLY SMITH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 29, 2026, and entered in 25-CA-007084 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and HOLLY ANGELA SMITH A/K/A HOLLY SMITH; UNKNOWN SPOUSE OF HOLLY ANGELA SMITH A/K/A HOLLY SMITH; FLORIDA HOUSING FINANCE CORPORATION 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 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 28, UNIT 7, SOUTHWOOD SECTION 7, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 66, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 338 PYRAMID AVE, 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 in accordance with Florida Statutes, Section 45.031.

Dated this 07/31/2026

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
25-366856 - MaM
August 7, 14, 2026 26-03121L

THIRD 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

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

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE

Sanibel Beach Club / Pursuant to Section 721.855, Florida Statutes, on August 26, 2026 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 23, 2021, in Instrument Number 2021000133619, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Sanibel Beach Club, recorded in Official Records Book 1146, at Page 2083, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interestholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraph.

DATED: August 3, 2026 By: Harry Klausner, Esq., as Trustee

EXHIBIT "A" - Legal Description of property being foreclosed:

Unit Week (see below) in Condominium Parcel Letter (see below) in Building Number (see below) and its undivided share of the common elements of Sanibel Beach Club, a condominium, according to the Declaration of Condominium and exhibits thereof, as recorded in Official Records Book 1146, beginning at Page 2083, and as amended in Official Records Book 1178, Page 1213, and Official Records Book 1178, page 1216, as to Phase I; as recorded in Official Records Book 1146, beginning at Page 2154, and as amended in Official Records Book 1178, Page 1218, as to Phase II; as recorded in Official Records Book 1144, beginning at Page 1340, and as amended in Official Records Book 1146, Page 2080, as to Phase III; as recorded in Official Records Book 1251, beginning at Page 1746, as to Phase IV; and as amended in Official Records Book 2034, beginning at Page 4528, and as amended in Official Records Book 2499, Page 2487, and as amended in Official Records Book 2578, Page 2964, and as amended in Instrument Number 2007000267272, as to all Phases, all of the Public Records of Lee County, Florida and all further amendments thereto, if any.

Owner(s)-Obligor(s)*** / Unit Week Description / Default Date / Instr # Lien / Lien Amount / Daily Per Diem of Lien Amount / Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address

Helmut Laier / Unit Week 43 Condominium Parcel Letter C Building Number 7, Unit Week 44 Condominium Parcel Letter B Building Number 7, Unit Week(s) 45 & 46 Condominium Parcel Letter A Building Number 7, Unit Week(s) 47, 48, 49 & 50 Condominium Parcel Letter D Building Number 7 and Unit Week(s) 51 & 52, Condominium Parcel Letter A, Building Number 1 / February 1, 2025 / 2026000187763 / $22,126.16 / $11.41 / $24,306.47 / Bahnhofstrabe 24 Ribnitz DA 18311 Germany

***if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

August 7, 14, 2026 26-03153L

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-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 PUBLIC SALE

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

PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
1041 - Leach, Patrick; 1072 - Bond, Brittany; 2034 - Watkins, Laura; 2035 - pascual, trevino; 2090 - Die, Wisline; 2155 - Sustaita, Bryan; 2189 - Exclusive hands home care Occeus, Cristina; 2215 - Martinez, Nathalia; 2219 - Hernandez, Efren; 2232 - Gallegos, Genesis; 3039 - Mobley, John; 3045 - tatlock, Ashlee; 3080 - Izidor, Paulo; 3102 - Buck, Kathy; 3143 - toles, Spencer; 3189 - Fine, Kelly; 3213 - I AM GRACED CREATIONS LLC Johnson, Jaciann

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
1024 - Allen, Jordan; 1074 - Altidor, Taylor; 1099 - Douglas-Rose, Carles; 1128 - Marcelino, Ryan; 1163 - Tyler, Juliann; 1504 - Malbone, Ryan; 1526 - Simil, Francois; 2032 - Merillien, Saintherefe; 2055 - Jestes, James; 2242 - woolcock, Lenissa; 2365 - Duversaint, Rose Leinova; 2372 - Juan, Tomas

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
0041 - Washington, Susana; 0135 - Handy Vets Beltran, Carlos; 0172 - Francois, Rychard; 0192 - Perryman, Sharne; 0235 - Zero The Hero THEHERO, Zero; 0406 - Knight, Bobby; 0434 - Smith, I'Nisha V; 0447 - Mercado, Victor; 0646 - Vinton, Yvonne; 0673 - Nash, Brianna; 0717 - Jones, Tanya; 0768 - Harrison, Martin; 0840 - Etienne, Pascal; 0965 - Bobbin, Christina; 0969 - Jones, Braxton; 1074 - Rudbeck, Danielle; 1304 - Duran, Daniela; 1427 - Gonzalez, Elizabeth

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
006 - Andrews, Danielle; 018 - GOMO LLC Laguerre, Zehara L.; 034 - Dickinson, Jaret; 049 - Thomas, Steven; 094 - watson, antonetta; 121 - Montgomery, Jeff; 213 - Feliciano, Evaristo; 217 - Dunn, Vickie; 328 - German, Marlon; 405 - Teal, Cliffonny; 437 - Molina, Iledier; 480 - guedes, Italo; 506 - palmer, Christopher; 529 - Ciarlo, Richard; 548 - bryant, Zquoya; 922 - guedes, Italo; 926 - Gutierrez, Jesse; A15 - Palacios, Irma

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
A132 - Young, Herbert; A145 - Clifton, Olivia; A173 - Fields, Venisha; A224 - Platt-Summersgill, Sheila; B342 - Cannon, Charles; B380 - Platt-Summersgill, Sheila; D522 - Thigpen, Nick; D525 - corona, Jonathan; E650 - pierre, jeff

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
2054 - Gelinas, grant; 2063 - Kern, Amanda; 3162 - Medina, Angela; 3182 - Marbut, Logan; 3137;Joseph Turner

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
B045 - Pinto, Corinna; B075 - Meza, Sherina; B092 - Rodriguez, Erik; C045 - McWilliams, Brittney; D049 - Rios, Vada; D060 - Kapsouris, Nicholas; D064 - Fabra, Mitsuka; E066 - Niebles, Arthur; F008 - Olsen, Patty; G017 - Nicholas, Nelson; H039 - Torres, Josue David; P003 - Thomas, Richard

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
C042 - Anderson, Andrew; C054 - Cyr, Pam; C055 - McFarland, Ruth; D114 - Robinson, Devonte; D135 - Robinson, Katwila; F212 - Allen, Trevor M; F221 - Montealegre, Christian; I310 - Dorcely, Waukesha; I348 - Kuyken, JAMES; I350 - blum, Judith; J384 - Evans, Stacey; L454 - Gonzalez, Nelson; L485 - Perez Recio, Ydalis Inocencia

PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
1040 - Wright, Dorothy; 1083 - Donaldson, Levi; 111037 - Lyons, Paul; 1113 - Suthard, Frances; 1133 - Wright, Melinda; 2044 - Morejon, Julio; 2168 - Munger, Robert; 2180 - Roberson, Brian; 3000 - Douglas, Brooke; 3035 - Robinson, Sherry; 3046 - Esteva, Eduardo; 3099 - hatchett, Willam; 3113 - Weeks, Amanda; 3193 - Petrucci, Cortni; 3231 - Montealegre, Nattaly; 4000 - Villacorta Palacios, Elmer; 5028 - richards, Jason

PUBLIC STORAGE # 77904, 1607 Diplomat Pkwy E, Cape Coral, FL 33909, (239) 785-2923
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
2060 - Washington, Kaye; 2111 - Giraldo, Joan

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

August 7, 14, 2026 26-03096L

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 11:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0071D - Palmer, Michael; 0102E - DOONAN, MARYA; 0105E - Taylor, Nicholas; 0139 - Johnson, Jennifer; 1002G - Nixon, Jeffery; 1009G - Mccune, Steven; 1168 - TONGE, SALOME; 3008G - Conde, Steve; 3011G - Blakeslee, Dennis R

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

August 7, 14, 2026 26-03097L

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Sanibel Beach Club
STATE OF FLORIDA, COUNTY OF LEE
Helmut Laier
Bahnhofstrabe 24, Ribnitz, DA 18311 Germany

Pursuant to Section 721.855, Florida Statutes, Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of $22,126.16, with interest accruing at the daily per diem rate of $11.41, and recorded in Instrument Number 2026000187763, of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies you that due to your failure to pay the annual assessment(s) due on February 1, 2025 and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: Unit Week 43 Condominium Parcel Letter C Building Number 7, Unit Week 44 Condominium Parcel Letter B Building Number 7, Unit Week(s) 45 & 46 Condominium Parcel Letter A Building Number 7, Unit Week(s) 47, 48, 49 & 50 Condominium Parcel Letter D Building Number 7 and Unit Week(s) 51 & 52, Condominium Parcel Letter A, Building Number 1 OF SANIBEL BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1146, AT PAGE 2083, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY. As a result of the aforementioned default, Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

By: Harry Klausner, Esq., as Trustee

August 7, 14, 2026 26-03152L

SECOND INSERTION

Derelict Vessel Publication Notice

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: **20' Homemade vessel FLZL8896C089 FL4298GX** has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit **the vessel is junked and has no means of propulsion or steerage** and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is August 7, 2026.

FWCDLE 167FO (8/22)

August 7, 14, 2026 26-03125L

FOURTH 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

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-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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No.: 26-CP-000638
Division: Probate
IN RE: ESTATE OF PETER LOUIS SHIRD
Deceased.

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

The administration of the estate of PETER LOUIS SHIRD, deceased whose date of death was 04/29/2025, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court on or before the later of three months after the date of the first publication of this notice or thirty days after the date of service of a copy of this notice on them.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court within three months after the date of the first publication of this notice.

All claims, demands and objections not so 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 (2) years or more after the decedent's date of death is barred.

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

The date of the first publication of this Notice is August 7, 2026 and August 14, 2026.

Personal Representative:
YAKISHIA SHIRD-MCCARTER :
2909 COLIN AVENUE S,
LEHIGH ACRES FL 33976
Attorney for Personal Representative:
Arti Ajit Hirani, of
Meenakshi A. Hirani, P.A.
Florida Bar No.: 168645
2265 Lee Road, Suite 109
Winter Park, Fl. 32789
(407) 599-7199
Email: arti.hirani@hiranilaw.com
August 7, 14, 2026 26-03161L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1963
Division PROBATE
IN RE: ESTATE OF DAVID M. BROWN, a/k/a DAVID MCLEAN BROWN
Deceased.

The administration of the estate of DAVID M. BROWN, a/k/a DAVID MCLEAN BROWN, deceased, whose date of death was April 22, 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 Floors, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 7, 2026.

Personal Representative:
MICHELLE LYNN BROWN, a/k/a MICHELLE HARTSOUGH
5612 Sandalwood Blvd.
Columbus, Ohio 43229
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm P.A.
3201 Tamiami Trail North, 2nd Floor
Naples, FL 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
vic@swfloridalaw.com
August 7, 14, 2026 26-03159L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001829
Division Probate
IN RE: ESTATE OF MARIA ESTERLINA PERDOMO
Deceased.

The administration of the estate of Maria Esterlina Perdomo, deceased, whose date of death was September 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King JR Blvd, Fort Myers, 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 August 7, 2026.

Personal Representative:
Rebecca Marcia Rodriguez
15911 Hagie Dr.
Fort Myers, Florida 33908
Attorney for Personal Representative:
Alina Gonzalez-Dockery, Esq.
Attorney for Personal Representative
Florida Bar Number: 94099
LIFE LAW PLANNING
5237 Summerlin Commons Blvd.
Ste #109
Fort Myers, Florida 33907
Telephone: (239) 789=2533
Fax: (239) 790-5088
E-Mail: alina@lifelawplanning.com
Secondary E-Mail:
service@lawsprt.com
August 7, 14, 2026 26-03155L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-006427
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST,
Plaintiff, vs.
S.J.T.K ENTERPRISE LLC; HORIZON FINANCIAL BANK; KENOL JOSEPH; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court 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 4, BLOCK 14, OF LEHIGH ESTATES UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

Dated this 07/29/2026

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
25-04011
August 7, 14, 2026 26-03107L

SECOND 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. 25-CA-4905
VILLAGE OF CEDARBEND HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
DONALD S. SANDLER, LAURIE J. SANDLER,; et. al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated July 28, 2026, and entered in Case No.: 25-CA-4905 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Village of Cedarbend Homeowners Association, Inc. is Plaintiff and Donald S. Sandler and Laurie J. Sandler are Defendants, I will sell to the highest and best bidder for cash, via online auction on the Lee County Public Auction website, www.lee.realforeclose.com, beginning at 9:00 a.m. on August 27, 2026, the following described property as set forth in the Final Judgment, to-wit:

Unit No. 1, Building No. 5225, Phase 1, THE VILLAGE OF CEDARBEND, Lee County, Florida

Property address: 5225 Cedarbend Drive, 1
Fort Myers, FL 33919

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

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

Pursuant to the 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: July 29, 2026.
07/29/2026

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

Submitted By:
/s/ Holly A. Rice
Holly A. Rice, Esq.
Varnum LLP
Attorney for Plaintiff
4501 Tamiami Trial N, Ste. 350
Naples, Florida 34103
harice@varnumlaw.com
Telephone (239) 427-9306
Fax (239) 241-7385
August 7, 14, 2026 26-03110L

SECOND INSERTION

NOTICE OF SALE OF REAL PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION
CASE NO: 25-CA-003385
DONALD H. KING and CYNTHIA R. KING As Trustees of The King Family Revocable Trust dated April 5, 2012,
Plaintiffs, v.
STANLEY WROY, an Individual; TOKI GROUP INC., a Florida Corporation;
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Default Final Judgment of Foreclosure entered on May 7, 2026 in the above-styled cause, in which DONALD H. KING and CYNTHIA R. KING, as Trustees of The King Family Revocable Trust dated April 5, 2012, are the Plaintiffs and TOKI GROUP INC., a Florida corporation, and STANLEY WROY, an individual, are the Defendants, the Clerk of the Circuit Court of Lee County, Florida, will sell at public sale to the highest and best bidder for cash, except as set forth herein, at 9:00 a.m. on August 27, 2026, by electronic sale at www.lee.realforeclose.com in accordance with section 45.031, Florida Statutes, the following described real property situated in Lee County, Florida:

LOTS 33 AND 34, BLOCK 6425, CAPE CORAL UNIT 80, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap No.: 24-43-23-C3-06425.0330

Property Address: 3312 Old Burnt Store Road N, Cape Coral, Florida 33993

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

DATED this 07/30/2026

KEVIN C. KARNES
Clerk of the Circuit Court
Lee County, Florida
(SEAL) By: T Mann
Deputy Clerk

By: /s/ Irina Prell
Irina Prell, esq.
FL Bar: 1040441
Prell-Spearing Law, PA.
3729 Chiquita blvd. S.
Cape Coral, FL 33914
Primary email: irina@spearinglaw.com
Secondary email:
shenelle@spearinglaw.com
Tel: 239-231-2222
August 7, 14, 2026 26-03111L

SECOND INSERTION

NOTICE OF SALE ISSUED BY CLERK
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 362026CA001002A001CH
LAKE MICHIGAN CREDIT UNION
Plaintiff, vs.
JEFFREY SKEEN, et al,
Defendants

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated July 23, 2026, and entered in Case No. 362026CA001002A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKE MICHIGAN CREDIT UNION is the Plaintiff and JEFFREY SKEEN, DELTA BUILD SERVICES, INC., EZ CHOPS GRADING & EXCAVATING LLC, NEW AGE DEVELOPMENT GROUP, LLC, the Defendants. Kevin C. Karnes, Clerk of the Circuit Court in and for Lee County, Florida will sell to the highest and best bidder for cash at www.lee.realforeclose.com , the Clerk's website for on-line auctions at 9:00 a.m. on 09/17/2026, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATED IN LEE COUNTY, FLORIDA, TO WIT:

LOTS 58 AND 59, BLOCK 3004 OF CAPE CORAL, UNIT 43, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 48-57, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT 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 THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

DATED at Lee County, Florida, this 08/03/2026

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

25-F001821/JS0120
August 7, 14, 2026 26-03142L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 25-CA-006364
PAUL C. SCHOFIELD,
Plaintiff, v.
THE BUYING COMPANY, LLC, ROYAL WOODS ASSOCIATION, INC., a Florida not for profit corporation,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Default Judgment of Foreclosure entered on August 3, 2026, in the above-styled cause, Case No. 25-CA-006364, in the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, the Clerk of the Circuit Court of Lee County, Florida, will sell the property situated in Lee County, Florida, described as:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION, SAID POINT BEING IN THE CENTERLINE OF ISLAND PARK ROAD (60.00 FEET WIDE); THENCE NORTH 89 DEGREES 58' 21" WEST ALONG THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID ISLAND PARK ROAD; THENCE SOUTH 0 DEGREE 06' 09" EAST ALONG SAID RIGHT OF WAY LINE FOR 237.00 FEET; THENCE NORTH 89 DEGREES 58' 21" WEST FOR 72.41 FEET; THENCE SOUTH 0 DEGREE 01' 39" WEST FOR 74.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 0 DEGREE 01' 39" WEST FOR 33.33 FEET; THENCE NORTH 89 DEGREES 58' 21" WEST FOR 45.50 FEET; THENCE NORTH 0 DEGREE 01' 39" EAST FOR 33.33 FEET; THENCE SOUTH 89 DEGREES 58' 21" EAST FOR 45.50 FEET TO THE POINT OF BEGINNING.

Property Address: 6305 Royal Woods Drive, Fort Myers, FL 33908

at public sale, to the highest and best bidder, for cash, via the internet at www.lee.realforeclose.com, at 9:00 a.m., on Thursday, September 3, 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.

08/04/2026

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

Respectfully submitted,
BOATMAN RICCI
s/ Ernest A. Ricci,
Ernest A. Ricci, Esq.
Fla. Bar No. 100584
Melissa B. Boatman, Esq.
Fla. Bar No. 1075283
3021 Airport-Pulling Rd. N., Suite 202
Naples, Florida 34105
Primary Email:
CourtFilings@boatmanricci.com
(239) 330-1494 – Telephone
Attorneys for Plaintiff
August 7, 14, 2026 26-03158L

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-006255
PLANET HOME LENDING, LLC,
Plaintiff, vs.
GULF & LAKE HOMES LLC, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 23, 2026, and entered in 25-CA-006255 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and GULF & LAKE HOMES LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PINE GROVE HOMEOWNERS ASSOCIATION, INC.; TENANT-OCCUPANT(S) 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 27, 2026, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STEEL PIN WITH CAP NO. 2469 MARKING THE SOUTHEAST CORNER OF LOT 2, AS SHOWN ON PLAT OF LGS CONCORD, UNIT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 30, PAGES 100 AND 101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89° 00'58" WEST ALONG THE NORTHERLY RIGHT OF WAY OF BRANTLEY ROAD (130 FEET WIDE) FOR 660.00 FEET TO A FOUND CONCRETE MONUMENT STAMPED INK ENGINEERING MARKING THE SOUTHEAST CORNER OF PINEGROVE TOWNHOUSES PHASE II (UNRECORDED); THENCE NORTH 01° 16'00" WEST ALONG THE EAST LINE OF SAID PHASE II FOR 343.30 FEET; THENCE SOUTH 88° 53'57" WEST FOR 114.01 FEET TO THE CORNER COMMON TO UNITS 1, 2, 3, AND 4, BUILDING Q, AND THE POINT OF BEGINNING; THENCE NORTH 01° 06'03" WEST FOR 31.10 FEET; THENCE NORTH 88° 53'57" EAST FOR 39.40 FEET; THENCE SOUTH 01° 06'03" EAST FOR 31.10 FEET; THENCE SOUTH 88° 53'57" WEST FOR 39.40 FEET TO THE POINT OF BEGINNING.

Property Address: 7127 ALMENDRO TERRACE APT 4, FORT MYERS, FL 33907

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

Dated this 07/31/2026

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
25-339908 - MaM
August 7, 14, 2026 26-03120L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 26-CA-002538
NEWREZ LLC,
Plaintiff, vs.
NEYSSA M ORTIZ-GUZMAN, et al,
Defendants.
TO: NEYSSA MERARI ORTIZ-GUZMAN
4140-4142 SW 7th Pl,
Cape Coral, FL 33914
NEYSSA MERARI ORTIZ-GUZMAN
630 33rd Street Apt C,
Bakersfield, CA 93301
NEYSSA MERARI ORTIZ-GUZMAN
9159 RED CANYON DRIVE,
FORT MYERS, FL 33908
NEYSSA MERARI ORTIZ-GUZMAN
7420 W State Road 84,
Davie, FL 33317
PERSONAL & CONFIDENTIAL
NEYSSA MERARI ORTIZ-GUZMAN
3731 Winkler Avenue, Apt #1217
Fort Myers, FL 33916
UNKNOWN SPOUSE OF NEYSSA MERARI ORTIZ-GUZMAN
4140-4142 SW 7th Pl,
Cape Coral, FL 33914
UNKNOWN SPOUSE OF NEYSSA MERARI ORTIZ-GUZMAN
630 33rd Street Apt C,
Bakersfield, CA 93301
UNKNOWN SPOUSE OF NEYSSA MERARI ORTIZ-GUZMAN
9159 RED CANYON DRIVE,
FORT MYERS, FL 33908
UNKNOWN SPOUSE OF NEYSSA MERARI ORTIZ-GUZMAN
7420 W State Road 84,
Davie, FL 33317
PERSONAL & CONFIDENTIAL
UNKNOWN SPOUSE OF NEYSSA MERARI ORTIZ-GUZMAN
3731 Winkler Avenue, Apt #1217
Fort Myers, FL 33916
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

LOTS 69 AND 70, BLOCK 1728, OF CAPE CORAL UNIT 44, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 104 THROUGH 112, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of the said Court on the 30th day of July, 2026.

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

Philip Stecco, Esq.,
Lender Legal PLLC,
1800 Pembrook Drive, Suite 250,
Orlando, Florida 32810
LLS16684
August 7, 14, 2026 26-03118L

SECOND INSERTION

NOTICE NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No. 26-CC-003707
THE COURTYARDS OF CAPE CORAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, vs.
DENISE M. MARTINEZ, UNKNOWN SPOUSE OF DENSIE M. MARTINEZ AND ALL OTHER OCCUPANTS OF 719 SE 12TH AVE., #107, CAPE CORAL, FL 33990
Defendants.
Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:

UNIT NO. 107-B BUILDING 1026, PHASE II OF THE COURTYARDS OF CAPE CORAL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED UNDER OFFICIAL RECORD BOOK 1394, PAGE 905, AND AMENDED IN OFFICIAL RECORD BOOK 1414, PAGE 288, (PHASE II), OFFICIAL RECORD BOOK 1460, PAGE 588, OFFICIAL RECORD BOOK 1462, PAGE 2033, OFFICIAL RECORD BOOK 1664, PAGE 1527 AND OFFICIAL RECORD BOOK 1988, PAGE 905, OFFICIAL RECORD BOOK 2289, PAGE 4226, OFFICIAL RECORD BOOK 2480, PAGE 2942, OFFICIAL RECORD BOOK 2583, PAGE 3278 AND OFFICIAL RECORD BOOK 3107, PAGE 2401, AND ANY AMENDMENTS THERETO RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Parcel ID #:
18-44-24-C4-00726.1070
Property Address: 719 SE 12th Ave., #107, Cape Coral, FL 33990

At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on August 27, 2026, in accordance with Chapter 45, Florida Statutes.

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.

08/03/2026

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

Diane M. Simons, Esq.,
1705 Colonial Blvd., Suite C3,
Fort Myers, FL 33907;
August 7, 14, 2026 26-03144L

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 26-CA-001752
DIVISION: Q
Rocket Mortgage, LLC
Plaintiff, -vs.-
Yaily Dominguez Baldoquin; Princesa M. Esquivel Figueroa; Israel Dominguez Ricardo; 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).
TO: Israel Dominguez Ricardo: 503 West Charles Street, Grand Island, NE 68801
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Lee County, Florida, more particularly described as follows:

LOTS 3 AND 4, BLOCK 4445, CAPE CORAL UNIT 63, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 48 THROUGH 81, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

more commonly known as 1421 Southwest 9th Court, Cape Coral, FL 33991.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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 seal of this Court on the 29th day of July, 2026.

Kevin C. Karnes
Circuit and County Courts
(SEAL) By: K Harris
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
25-334914 FC01 CXE
August 7, 14, 2026 26-03105L

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-005541
LAND HOME FINANCIAL SERVICES, INC.,
Plaintiff, VS.
KATHRYN A. STEPHAN A/K/A KATHRYN STEPHAN; MICHAEL DEAN STANLEY; CAPITAL ONE BANK (USA), N.A.; GULF LYFE ROOFING & CONSTRUCTION LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 16, 2026 in Civil Case No. 25-CA-005541, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAND HOME FINANCIAL SERVICES, INC. is the Plaintiff, and KATHRYN A. STEPHAN A/K/A KATHRYN STEPHAN; MICHAEL DEAN STANLEY; CAPITAL ONE BANK (USA), N.A. and GULF LYFE ROOFING & CONSTRUCTION LLC 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 3, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3 AND 4, BLOCK 3263, CAPE CORAL UNIT 66, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 2 THROUGH 26, 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.

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 the court on 07/31/2026

CLERK OF THE COURT
Kevin C. Karnes
(SEAL) T Mann
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-1119B
Ref# 22237
August 7, 14, 2026 26-03122L

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-005578
ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE,
Plaintiff, vs.
PAUL Z. MENDOZA A/K/A PAUL ZAMORA MENDOZA; UNKNOWN SPOUSE OF PAUL Z. MENDOZA A/K/A PAUL ZAMORA MENDOZA; DANIELLE MARIE MENDOZA; UNKNOWN SPOUSE OF DANIELLE MARIE MENDOZA; CONTEMPORARY II CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on August 3, 2026 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Kevin C. Karnes, the Clerk of Court will on AUGUST 27, 2026 at 9:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.lee.realforeclose.com the following described property situated in Lee County, Florida:

UNIT 103, AND AN UNDIVIDED 1/18TH SHARE IN THOSE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM OF CONTEMPORARY II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1758, PAGE 1510 TO 1554, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

Property Address: 4513 SW 8th Ct. #103, Cape Coral, FL 33914

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

Dated: 08/03/2026

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

McMichael Taylor Gray, LLC
7351 Wiles Rd., Ste 107
Coral Springs, FL 33067
Phone: (954) 640-0294
Attorney for Plaintiff
August 7, 14, 2026 26-03149L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-002775
ROUNDPOINT MORTGAGE SERVICING LLC,
Plaintiff, vs.
MARK A. ERNST; LORIE MARIE ERNST; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on July 30, 2026, and the Final Judgment of Foreclosure entered on February 4, 2026, in Case No. 25-CA-002775 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein ROUNDPOINT MORTGAGE SERVICING LLC is Plaintiff, and MARK A. ERNST and LORIE MARIE ERNST are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 17th day of September, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 56 AND 57, BLOCK 3646, CAPE CORAL UNIT 48, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 135, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Also known as: 900 NW Embers Ter., Cape Coral, FL 33993 (the "Property").

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 08/03/2026

KEVIN KARNES
Clerk of Court, Lee County
(SEAL) By: T Mann
Deputy Clerk of Court

Sokolof Remtulla, LLP
Counsel for Plaintiff
pleadings@sokrem.com;
cbowens@sokrem.com
Matter No.: 25-01042
August 7, 14, 2026 26-03141L

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. 26-CA-000807
PennyMac Loan Services, LLC,
Plaintiff, vs.
Yordan Hurtado Montesino, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-000807 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Yordan Hurtado Montesino; Ismary Gonzalez Leon; Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Homebridge Financial Services, Inc., its Successors and Assigns 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 September 17, 2026 the following described property as set forth in said Final Judgment, to wit:

LOTS 22 AND 23, BLOCK 1808, UNIT 45, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 122 THRU 134, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 02-45-23-C2-01808.0220

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 08/03/2026

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-F03869
August 7, 14, 2026 26-03143L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-002981
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-5
Plaintiff(s), vs.
NATHAN RYAN CARR; YVENS FINANCIAL 77 LLC
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Consent Final Judgment of Foreclosure entered on July 8, 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 3rd day of September, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOTS 20 AND 21, BLOCK 4791, CAPE CORAL, UNIT 71, ACCORDING TO THE MAP OR PLAT THEREOF ES RECORDED IN PLAT BOOK 22, PAGE 88, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 1824 Southwest 28th Lane, Cape Coral, FL 33914

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

In accordance with Rule of General Practice and Judicial administration 2.515, the undersigned represents that the legal authorities identified herein exist and are accurately cited.

08/03/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-013006-2
August 7, 14, 2026 26-03147L

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-006365
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
FERNANDO MARINES; UNKNOWN SPOUSE OF FERNANDO MARINES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on August 3, 2026 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Kevin C. Karnes, the Clerk of Court will on AUGUST 27, 2026 at 9:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.lee.realforeclose.com the following described property situated in Lee County, Florida:

LOT 2, BLOCK 52, LEHIGH ACRES UNIT 6 IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 4017 3rd 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.

Dated: 08/03/2026

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

McMichael Taylor Gray, LLC
7351 Wiles Rd., Ste 107
Coral Springs, FL 33067
Phone: (954) 640-0294
Attorney for Plaintiff
August 7, 14, 2026 26-03148L

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
LV2687B_V28

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002012
IN RE: ESTATE OF DONNA LEE COFFEE
Deceased.

The administration of the estate of Donna Lee Coffee, deceased, whose date of death was June 14, 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 August 7, 2026.

Personal Representative:
Daniel F. Underhill
6109 Lake Front Drive
Fort Myers, Florida 33908
Attorney for Personal Representative:
/s/ Wess M. Jacobs
Wess M. Jacobs, Attorney
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail:
hillaryh@omplaw.com
August 7, 14, 2026 26-03164L

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-CA-001537
BUSEY BANK
Plaintiff, v.
LANE ROSS KEATTS, deceased, CONNIE KEATTS, deceased, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S), WHETHER SAID UNKNOWN PARTIES MAY CLAIMAN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; and ANY UNKNOWN PERSONS IN POSSESSION,
Defendants.

TO: LANE ROSS KEATTS, deceased, CONNIE KEATTS, deceased, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S), WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS and ANY UNKNOWN PERSONS IN POSSESSION
Last Known Address: 2803 W 13th Street, Lehigh Acres, Florida 33971

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

Lot 10, Block 36, Unit 8, Section 25, Township 44 South, Range 26 East, LEHIGH ACRES, according to the Plat thereof as recorded in Plat Book 15, Page 71, of the Public Records of Lee County, Florida.

Parcel ID Number: 25-44-26-08-00036.0100.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Brendan P. Karl, Esq., GrayRobinson, P.A., 12800 University Drive, Suite 260, Fort Myers, FL 33907, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 30th day of July, 2026.

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

Brendan P. Karl, Esq.,
GrayRobinson, P.A.,
12800 University Drive, Suite 260,
Fort Myers, FL 33907
Brendan.Karl@gray-robinson.com;
sandra.santiago@gray-robinson.com
August 7, 14, 2026 26-03119L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-003580
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
APRIL HIGGINS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed July 23, 2026 entered in Civil Case No. 25-CA-003580 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 September 17, 2026 on the following described property as set forth in said Summary Final Judgment:

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

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 08/03/2026

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

MCCALLA RAYMER LEIBERT PIERCE, LLP,
ATTORNEY FOR PLAINTIFF
110 SE 6TH STREET
FORT LAUDERDALE, FL 33301
(855) 281-3909
MRSERVICE@MCCALLA.COM
25-11814FL
August 7, 14, 2026 26-03150L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-2244
IN RE: ESTATE OF PHYLLIS E. KILMARTIN a/k/a PAM E. KILMARTIN,
Deceased.

The administration of the estate of Phyllis E. Kilmartin a/k/a Pam E. Kilmartin, deceased, whose date of death was June 6, 2026, is pending in the Circuit Court for Lee County, FL, 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 August 7, 2026.

Susan Hinton Kendall
Personal Representative
6831 Silver Ann Drive
Lorton, VA 22079
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
August 7, 14, 2026 26-03114L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-1966
Division: Probate
IN RE: ESTATE OF GLENDA CLIFT A/K/A GLENDA JANE CLIFT,
Deceased.

The administration of the Estate of Glenda Clift a/k/a Glenda Jane Clift, deceased, whose date of death was February 4, 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.

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

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

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

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

The date of first publication of this Notice is August 7, 2026.

Personal Representative:
/s/ Victoria Lewis
(Jun 30, 2026 11:33:24 EDT)
Victoria Lewis
10312 Morrow-Cozzadale Rd.
Goshen, OH 45122
Attorney for Personal Representative:
/s/ Lowell S. Schoenfeld
Lowell S. Schoenfeld
Attorney for Personal Representative
Florida Bar Number: 980099
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
August 7, 14, 2026 26-03170L

SECOND INSERTION

RE-NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25CA2991
VILLA MEDICI TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-for-profit Corporation,
Plaintiff, v.
GERALD PLUVIOSE, ET AL.,
Defendants.

Notice is hereby given that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:

Lot 7, Block G, Portofino Springs, a Replat of Lot 2, HealthPark Florida East, as recorded in Plat Book 68, Page 17 through 22, recorded in Instrument #2014000078831, Public Records of Lee County, Florida. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #33-45-24-24-0000G.0070

At public sale, to the highest and best bidder, for cash, on September 3, 2026 beginning at 9:00 a.m. at, www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

Dated: 08/04/2026

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

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
Attorney for Plaintiff
kmace@gadclaw.com and
kgermanis@gadclaw.com
August 7, 14, 2026 26-03163L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001373
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
MARK MAZZELLA;MILISSA ANN SOUTHARD A/K/A MILISSA SOUTHARD; et al.,
Defendant(s).

TO: Mark Mazzella
Last Known Residence: 2443 Newyork Highway 2 Cropseyville, NY 12052
TO: Unknown Spouse of Mark Mazzella
Last Known Residence: 2443 Newyork Highway 2 Cropseyville, NY 12052

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

LOT 33, BLOCK A, BERT'S BAYSHORE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 121, 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 07/30/2026

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1190-112B
Ref# 21748
August 7, 14, 2026 26-03117L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001336
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
LOWELL G. HANCHER JR. A/K/A LOWELL HANCHER;HILARIA GEMENTIZA; et al.,
Defendant(s)

TO: Lowell G. Hancher Jr. a/k/a Lowell Hancher
Last Known Residence: 1109 NE 19th St Cape Coral, FL 33909
TO: Yamile Vizcaino
Last Known Residence: 1109 NE 19th St Cape Coral, FL 33909
TO: Hilaria Gementiza
Last Known Residence: 1164 E Desert Rose Trl San Tan Valley, AZ 85143

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

LOTS 61 AND 62, BLOCK 2114, CAPE CORAL UNIT 32, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 1 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before within 30 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 07/30/2026

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1271-034B
Ref# 21714
August 7, 14, 2026 26-03104L

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-004751
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
MARIO MCCALLA; et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated June 30, 2026 and entered in Case No. 25-CA-004751 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MARIO MCCALLA; MARK STEWART and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, are Defendants, I, Kevin C Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash in an online sale at https://www.lee.realforeclose.com at 9:00 A.M. on August 20, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 1, BLOCK 5820, CAPE CORAL UNIT 88, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 127 THROUGH 143, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Commonly known as: 1623 NE 44th St., 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.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

DATED in Lee, Florida this, 07/29/2026

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

Susanna Lehman, Esq.
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
eservice@lenderlegal.com
slehman@lenderlegal.com
Attorney for Plaintiff
LLS13841-McCalla
August 7, 14, 2026 26-03108L

SECOND INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT
IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION NO.: 2026-CA-001103
PARCEL NO.: 117
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,
Petitioner, vs.
MALCOLM C. BIGGAR; ET AL
Defendants.

STATE OF FLORIDA TO:
Malcolm C. Biggar
178 Rockwell Blvd,
Madisonville, TN 37354

To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

F.P. NO. 4419423
SECTION 12090-000 STATE ROAD 31 LEE COUNTY DESCRIPTION PARCEL 117
ESTATE OR INTEREST TO BE OBTAINED: FEE SIMPLE - RIGHT OF WAY

That portion of Gov't Lot 2, lying in the northwest 1/4 of Section 30, Township 43 South, Range 26 East, Lee County, Florida.
Being described as follows:
Commence at the southwest corner of the southwest 1/4 of said Section 30; thence along the west line of said southwest 1/4, North 00°42'47" West a distance of 402.64 feet to the intersection of the survey baseline of State Road 80 and the survey baseline of State Road 31; thence along the west line of said Section 30 and said survey baseline of State Road 31, continue North 00°42'47" West a distance of 2,763.64 feet; thence South 88°17'48" East a distance of 50.04 feet to the east existing right of way line of said State Road 31 (per Section 12620-2150) for a POINT OF BEGINNING; thence along said east existing right of way line North 00°42'47" West a distance of 400.00 feet; thence South 88°17'48" East a distance of 200.88 feet; thence South 12°13'44" West a distance of 127.05 feet; thence North 77°46'16" West a distance of 17.00 feet; thence South 12°13'44" West a distance of 106.31 feet to the beginning of a curve having a radius of 2,375.00 feet; thence along the arc of said curve to the left a distance of 175.24 feet through a central angle of 04°13'39" with a chord bearing South 10°06'55" West and a chord distance of 175.20 feet to the end of said curve; thence North 88°17'48" West a distance of 99.05 feet to the POINT OF BEGINNING.
Containing 1.324 acres

You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Lee.

The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable James Shenko, one of the Judges of this Court, on the 28th day of September, 2026, at 1:30 P.M., via Zoom:

Zoom ID: 309 868 7244
Zoom Link:
http://zoom.us/j/3098687244

for an Order of Taking in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND

The defendants, and any other persons claiming any interest in the property described, are hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:

CHRISTOPHER K. VOGEL
Florida Bar No. 343412
ASSISTANT GENERAL COUNSEL
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
Telephone: (863) 519-2623
christopher.vogel@dot.state.fl.us
allison.eldridge@dot.state.fl.us

on or before the 27th day of August, 2026, and file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

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

WITNESS MY HAND AND SEAL of said Court on the 4th day of August, 2026.

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

CHRISTOPHER K. VOGEL
Florida Bar No. 343412
ASSISTANT GENERAL COUNSEL
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
Telephone: (863) 519-2623
christopher.vogel@dot.state.fl.us
allison.eldridge@dot.state.fl.us
August 7, 14, 2026 26-03166L

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

SECOND INSERTION

CORAL BAY OF LEE COUNTY 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 Coral Bay of Lee County Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 27, 2026
TIME: 10:00 a.m.
LOCATION: 10511 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 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431** (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.CoralBayofLeeCountycdd.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 public hearing 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 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
August 7, 14, 2026 26-03169L

SECOND INSERTION

BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT & BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT

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

Notice is hereby given that the Boards of Supervisors (**"Boards"**) of the Brooks of Bonita Springs Community Development District & Brooks of Bonita Springs II Community Development District (**"Districts"**) will hold Joint Public Hearings and a Joint Regular Meeting as follows:

DATE: August 26, 2026
TIME: 1:00 p.m.
LOCATION: Estero Community Church
21115 Design Parc Ln.
Estero, Florida 33928

The purpose of the joint public hearings is to receive comments and objections on the adoption of the Districts' joint proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A joint regular board meeting of the Districts will also be held at that time where the Boards may consider any other business that may properly come before each. 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 https://brookscdds.net/.

The joint public hearings and joint regular meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The joint public hearings and/or joint regular meeting may be continued to a date, time, and place to be specified on the record at the joint public hearings 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 joint public hearings or joint regular meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the joint public hearings or joint regular 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 joint public hearings or joint regular 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
August 7, 14, 2026 26-03167L

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-001960
IN RE: ESTATE OF JACK PALMER WALMSLEY
Deceased.

The administration ofthe estate of JACK PALMER WALMSLEY, deceased, whose date of death was April 12, 2026, is pending in the Circuit Court for Lee County. Florida, Probate Division, the address of which is 1700 Monroe Str.eet, Fort Myers, FL 33901. The names and addresses of tile personal representative and the personal representative's attorney are set forth befow.

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: August 7, 2026

Personal Representative:
JUDITH KASH
Attorney for Personal Representative:
Roger E. O'Halloran
Florida Bar No. 138494
O'Halloran Legal Group, PLLC
2259 Cleveland Ave.
Fort Myers, FL 33901
Telephone: (239) 334-7212
Email: Pat@ohalloranlegalgroup.com
August 7, 14, 2026 26-03174L

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 26-CC-001321
CALOOSA LAKES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
SETH DESHAW AND SAMANTHA DESHAW,
Defendant.

TO: SETH DESHAW
10424 Canal Brook Lane
Lehigh Acres, FL 33936

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

LOT 32, Caloosa Lakes Phase 1, according to the Plat thereof as recorded in Instrument Number 2006000358513, of the Public Records of Lee County, Florida. More commonly known as 10424 Canal Brook Lane, Lehigh Acres, Florida 33936.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on TIFFANY M. LOVE, ESQUIRE, Plaintiff's attorney, whose address is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa, FL 33602, within 30 days after the first publication of the notice in a newspaper of general circulation in Lee County and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on 07/29/2026
Kevin C. Karnes
Kevin C Karnes, Clerk of the Court
(SEAL) By: K Harris
Deputy Clerk

Tiffany M. Love, Esquire
Florida Bar No. 92884
Adams and Reese LLP
100 N. Tampa Street, Suite 4000
Tampa, FL 33602
(813) 227-5541
Attorney for Plaintiff
August 7, 14, 2026 26-03103L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002020
IN RE: ESTATE OF KAREN RAE BLAEDOW
Deceased.

The administration of the estate of Karen Rae Blaedow, deceased, whose date of death was April 18, 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 August 7, 2026.

Personal Representative:
Kenneth R. Blaedow, Jr.
170 N. Bobolink Drive
Brookfield, Wisconsin 53005
Attorney for Personal Representative:
Gerard J. Flood
Attorney
Florida Bar Number: 48542
VONBRIESEN & ROPER SC
130 Bolanza Court
North Venice, FL 34275
Telephone: (414) 287-1580
Fax: (414) 238-6670
E-Mail: jerry.flood@vonbriesen.com
Secondary E-Mail:
julie.schmidt@vonbriesen.com
August 7, 14, 2026 26-03173L

THIRD 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

FOURTH 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

FOURTH 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 TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001451
Division: Probate
IN RE: ESTATE OF Joseph John Wagner,
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 Joseph John Wagner, deceased, File Number 26-CP-001451, 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 January 31, 2025; that the total value of the Estate is $11,900.55; and that the names and addresses of those to whom it has been assigned by such Order are:

Melanie Wagner, Trustee
12061 Stone Crossing Circle
Tampa, FL 33635
Capacity: Trustee, the Joseph John Wagner Trust

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.

Persons Giving Notice:
Melanie Wagner, Trustee,
Joseph John Wagner Trust
12061 Stone Crossing Circle
Tampa, FL 33635
August 7, 14, 2026 26-03140L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002009
Division Probate
IN RE: ESTATE OF BRUCE EDWARD VINION
Deceased.

The administration of the estate of Bruce Edward Vinion, deceased, whose date of death was July 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 August 7, 2026.

Personal Representative:
Kevin Brown
3622 Rollingwater Way
North Fort Myers, Florida 33917
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
August 7, 14, 2026 26-03172L

SECOND INSERTION

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

Tax Deed #:2026000199

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: 24-10771 Year of Issuance 2024 Description of Property BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 25 EAST, THENCE SOUTH 305 FEET MORE OR LESS TO THE NORTH SIDE OF ECONOMY STREET; THENCE WEST ALONG THE NORTHERLY SIDE OF ECONOMY STREET 360 FEET TO THE POINT OF BEGINNING OF THE LANDS BEING HEREIN CONVEYED; THENCE NORTH 150 FEET; THENCE WEST 60 FEET; THENCE SOUTH 150 FEET; THENCE EAST 60 FEET ALONG THE NORTHERLY SIDE OF ECONOMY STREET TO THE POINT OF BEGINNING OF THE LANDS BEING HEREIN DESCRIBED. SAID PARCEL OF LAND ALSO BEING KNOWN AS LOT 10, OF BLOCK K, BARDEN'S SUBDIVISION, AS PER THE UNRECORDED PLAT THEREOF PREPARED BY HARRY K. DAVIDSON AND BEARING CERTIFICATE OF SURVEY DATED OCTOBER 16, 1945. Strap Number 18-44-25-P4-002K0.0100

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03092L

SECOND INSERTION

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

Tax Deed #:2026000367

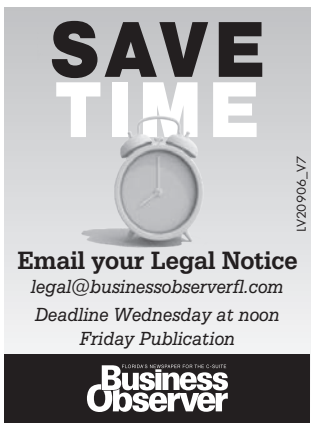
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-18983 Year of Issuance 2024 Description of Property WEST HALF OF LOT 13, BLOCK 45, UNIT 12, SECTION 11, 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 13, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-27-L1-12045.013B

Names in which assessed:
ZACHARY T COMPTON

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03082L



--- SALES / TAX DEEDS ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-005332
MIDFIRST BANK
Plaintiff, v.
RUBY R RODRIGUEZ; BRANDON L AGUILAR; UNKNOWN SPOUSE OF RUBY R. RODRIGUEZ; UNKNOWN SPOUSE OF BRANDON L. AGUILAR; UNKNOWN TENANT 1; UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 30, 2026, in this cause, in the Circuit Court of Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida, described as:

LOTS 6 AND 7, BLOCK 5893, CAPE CORAL UNIT 92, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 26 THROUGH 34, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

at public sale, to the highest and best bidder, for cash, online at www.lee.realforeclose.com, on September 03, 2026 beginning at 09:00 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.

Dated this 07/31/2026

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

eXL Legal, PLLC
12425 28TH ST NORTH, STE. 200
ST. PETERSBURG, FL 33716-1826
EFILING@EXLLEGAL.COM
1000011149

August 7, 14, 2026 26-03137L

SECOND INSERTION

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

Tax Deed #:2026000200

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: 24-10968 Year of Issuance 2024 Description of Property LOTS 5 AND 6, BLOCK 16, OF CITY VIEW PARK NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN PLAT BOOK 6, PAGE 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 19-44-25-P3-00916.0050
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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03093L

SECOND INSERTION

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

Tax Deed #:2026000375

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: 24-17635 Year of Issuance 2024 Description of Property LOT 9, BLOCK 28, UNIT 7, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 5, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-L1-07028.0090
Names in which assessed:
Raul Hernandez

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03080L

SECOND INSERTION

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

Tax Deed #:2026000358

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: 24-01445 Year of Issuance 2024 Description of Property LOTS 20 AND 21, BLOCK 2305, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 112 TO 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-23-C4-02305.0200
Names in which assessed:
HENRY W BRANDES

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03077L

SECOND INSERTION

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

Tax Deed #:2026000193

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: 24-21394 Year of Issuance 2024 Description of Property LOT 17, BLOCK 48, LEHIGH ACRES UNIT 12, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 15, PAGE 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-12-00048.0170
Names in which assessed:
JOHN R WARD, JOHN R. WARD

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03095L

SECOND INSERTION

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

Tax Deed #:2026000378

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: 24-18999 Year of Issuance 2024 Description of Property WEST HALF OF LOT 24, BLOCK 35, UNIT 9, SECTION 11, 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 13, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-44-27-L2-09035.024A
Names in which assessed:
FRANCIS S MCMAHON, FRANCIS X MCMAHON

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03083L

SECOND INSERTION

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

Tax Deed #:2026000359

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: 24-02074 Year of Issuance 2024 Description of Property LOTS 19 AND 20, BLOCK 2910, UNIT 42, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-23-C3-02910.0190
Names in which assessed:
VICKY SHALABY

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03078L

SECOND INSERTION

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

Tax Deed #:2026000372

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: 24-23988 Year of Issuance 2024 Description of Property LOT 21, BLOCK 5, UNIT 1, SECTION 22, 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 71, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-L1-01005.0210
Names in which assessed:
KEOJA 401K 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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03090L

SECOND INSERTION

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

Tax Deed #:2026000379

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: 24-19218 Year of Issuance 2024 Description of Property THE EAST 1/2 OF LOT 13, BLOCK 41, UNIT 11, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-44-27-11-00041.013A
Names in which assessed:
MARGALIT & ZOHAR HOLDINGS LLC, 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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03085L

SECOND INSERTION

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

Tax Deed #:2026000377

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: 24-19049 Year of Issuance 2024 Description of Property THE EAST 1/2 OF LOT 1, BLOCK 17, UNIT 5, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 13, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 11-44-27-L3-05017.001B
Names in which assessed:
ERIC MICHAEL CALVEIRO

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03084L

SECOND INSERTION

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

Tax Deed #:2026000374

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: 24-23934 Year of Issuance 2024 Description of Property LOT 2, BLOCK 45, UNIT 9, LEHIGH ACRES, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 62, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-L2-09045.0020
Names in which assessed:
AMERICAN ESTATE AND TRUST FBO EURICA DICK IRA

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03088L

SECOND INSERTION

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

Tax Deed #:2026000366

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: 24-19331 Year of Issuance 2024 Description of Property WEST 1/2 OF LOT 1, BLOCK 35, UNIT 7, 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, LEE COUNTY, FLORIDA. Strap Number 13-44-27-07-00035.001A
Names in which assessed:
MOHAMED IDRISSI, MOHAMED R IDRISSI

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03086L

SECOND INSERTION

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

Tax Deed #:2026000371

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: 24-23938 Year of Issuance 2024 Description of Property LOT 7, BLOCK 53, LEHIGH ACRES UNIT 10, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE (S) 63, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-L2-10053.0070
Names in which assessed:
MYA HO

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03089L

SECOND INSERTION

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

Tax Deed #:2026000264

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: 24-17503 Year of Issuance 2024 Description of Property LOT 38, BLOCK 12, SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01012.0380
Names in which assessed:
BRUCE A CARTER, BRUCE A. CARTER

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03094L

SECOND INSERTION

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

Tax Deed #:2026000201

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: 24-05928 Year of Issuance 2024 Description of Property LOT 171 OF UNIT TWO SPRING WOODS MOBILE HOME SUBDIVISION, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 56 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH A 1990 FLEETCRAFT MOBILE HOME BEARING VIN NUMBERS FL1FL5001A AND FL1FL5001B AFFIXED TO THE REAL PROPERTY Strap Number 25-43-24-02-00000.1710
Names in which assessed:
CHRISTOPHER LUCAS, STEPHANIE LUCAS

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03091L

SECOND INSERTION

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

Tax Deed #:2026000370

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: 24-23912 Year of Issuance 2024 Description of Property LOT 12, BLOCK 24, LEHIGH ESTATES, UNIT 5, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 18, PAGE 58, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 21-45-27-L2-05024.0120
Names in which assessed:
ABDULAZIZ H W HOUHOU, AMMAR A H M A DASHTI

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03087L

SECOND INSERTION

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

Tax Deed #:2026000376

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: 24-18769 Year of Issuance 2024 Description of Property LOT 8, BLOCK 16, UNIT 4, SECTION 8, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-27-L3-04016.0080
Names in which assessed:
FABIAN M PEART, FABIAN PEART

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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03081L

SECOND INSERTION

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

Tax Deed #:2026000364

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: 24-04614 Year of Issuance 2024 Description of Property UNIT NUMBER 201, BUILDING B, SOMERSET VIEW CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION AS RECORDED IN OFFICIAL RECORD BOOK 1748, PAGE 2182, AS AMENDED, PUBLIC RECORDS OF LEE COUNTY FLORIDA; TOGETHER WITH ALL APPURTENANCES THERETO APPERTAINING AND SPECIFIED IN THE CONDOMINIUM DECLARATION. Strap Number 11-45-23-C4-0120B.2010
Names in which assessed:
KMR HOMES L L C, KMR HOMES LLC, KMR 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 09/29/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 7, 14, 21, 28, 2026
26-03079L

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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 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

FOURTH 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

FOURTH 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

FOURTH 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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 ---

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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 ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 / PUBLIC SALES ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 #: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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 #: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

FOURTH 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

FOURTH 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