Public Notices

Business Observer

PAGES 17-44

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

Tax Deed #:2026000305

NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-19321
Year of Issuance 2024 Description of Property LOT 14, BLOCK 15, LEHIGH ACRES, UNIT 6, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-06-00015.0140
Names in which assessed:
EDISLAY CANDANO, HANSER GONZALEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/17/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 31; Aug. 7, 14, 21; Nov. 6, 2026
26-04750L

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

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

Case Number: 26-CA-004843
IN RE: FORFEITURE OF: One (1) 2013 Suzuki GSXR-600 (VIN#: JS1GN7FA2D2101649)

ALL PERSONS who claim an interest in the following property: One (1) 2013 Suzuki GSXR-600, (VIN: JS1GN7FA2D2101649) which was seized because said property is alleged to be contraband as defined by Sections 932.703(1)(a), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about August 16, 2026, in Lee County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Andrew Liverman, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 3247 Lakeland Hills Blvd, Lakeland, FL 33805, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

November 6, 13, 2026 26-04751L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 12644 Palm Beach Blvd, Fort Myers, FL, 33905 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 11/23/2026 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Donna Peoples. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

November 6, 13, 2026 26-04752L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39, North Fort Myers, FL, 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 11/23/2026 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Rachel Wilson. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

November 6, 13, 2026 26-04753L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of VueStay Vacations located at 2811 Ponce de Leon, Ste. 400, Coral Gables, FL 33134 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee County Florida, this 28th day of October 2026

Roofstock STR Ops LLC

November 6, 2026 26-04754L

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 Velox Valuations Coastal Edge located at 619 SE 24th St 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 28th day of October, 2026

Coastal Edge Valuations, LLC

November 6, 2026 26-04755L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/20/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 PLANT mobile home bearing the vehicle identification number 10570 and all personal items located inside the mobile home. Last Tenants: Lisbanis Garcia Nunez, Rosmery Castillo Borges, and Gerald Roylyn Simpson. Sale to be held at: Eagle Estates, 414 Suwanee Drive, Lot No. 2031, North Fort Myers, Florida 33917, (239)766-7807.

November 6, 13, 2026 26-04787L

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 Oasis of Hope Home Support Services located at PO Box 1141 in the City of Cape Coral, Lee County, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of October, 2026

Oasis of Hope Residence LLC

November 6, 2026 26-04788L

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 Honest Auto Sales located at 2455 Moreno Ave 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 November, 2026

Onesti Auto LLC

November 6, 2026 26-04816L

FIRST INSERTION

Notice of Public Sale

Notice is hereby given that Bonita Storage Inn and Beach Storage LLC will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Chapter 83 of the Florida Statutes). The sales will take place on 11/25/26. The sale will be conducted under the direction of Christopher Rosa (AU4167) and www.StorageTreasures.com on behalf of the facilities' management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and possibly a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Bonita Storage Inn at 8841 West Terry St Bonita Springs FL 34135 will list storage units on the website www.StorageTreasures.com at 11am. Nichole Daniels – Household Goods, John Nugent – Household Goods, Wendy Fairfield – Household Goods.

Beach Storage LLC at 3371 Bonita Beach Rd Bonita Springs FL 34134 will list storage units on the website www.StorageTreasures.com at 11am. Tabitha Smith– Household Goods, Clarena Garcia– Household Goods, Geneya Everdora Brroks – Household Goods.

November 6, 13, 2026 26-04806L

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 TAQUERIA LA CHINITA located at 475 MARSH AVE in the City of FT MYERS, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2026

EL TIKAL
ROSA DOMINGO

November 6, 2026 26-04790L

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 BROCHE Behavioral Services located at 1224 NW 22nd Pl in the City of Cape Coral, Lee, FL 33993 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2026

Broche Responsiveness and Applied Value Excellence

November 6, 2026 26-04807L

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 Titan Operations Group located at 304 Columbus Ave 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 1st day of November, 2026

Kori Ice

November 6, 2026 26-04808L

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 Fawkes Production Company located at 3426 SW 17th Ave in the City of Cape Coral, Lee, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

Mikel Hatcher

November 6, 2026 26-04809L

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 Coast Property Watch located at 17393 Ashcomb Way in the City of Estero, Lee, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

Paradise Coast Home Inspections LLC
Michael Koch

November 6, 2026 26-04815L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 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.
1072 - Bond, Brittany; 1148 - Laureano, Krystal; 1187 - Matkovic, Alejandra; 1211 - Laurevil, Della; 1279 - Vargas, Alvaro J; 2008 - Martinez, Georgelys Ramos; 2035 - pascual, trevino; 2041 - West, Marlette; 2064 - Fable, Clineisha; 2128 - Fields, Arndra; 2215 - Martinez, Nathalia; 2300 - Jean, Marie ; 2302 - Mazutyte, Asta; 3066 - Fields, Arndra; 3105 - Johnson, Autumn; 3128 - Lee, Angela; 3172 - wharton, Larry; 3198 - colon, yaritza; 3280 - Williams, Bruce

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.
1163 - Tyler, Juliann; 2287 - Gilbert, Andrew

PUBLIC STORAGE # 30126, 12859 McGregor Blvd, Fort Myers, FL 33919, (239) 236-4223
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
0116 - Rodriguez, Miguel; 0343 - Hendry, Elizabeth; 1232 - Pedroso Barreiro, Yanisbel; 3200 - Blanchette, Michael

PUBLIC STORAGE # 68035, 3300 Chiquita Blvd S, Cape Coral, FL 33914, (239) 214-7556
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A071 - Kraemer, Darren; A268 - hearyman, Scott; D083 - Trujillo, Jody; D124 - Price, Dori; D273 - Hoffman, Paul; D334 - coe, Kelly; G013 - VALDES, ALEJANDRO; J016 - Alomari, Ahmad

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.
0031 - Jeskey, Paul; 0049 - Real Steel Ackerman, Fred; 0102 - Ventura, Luis; 0297 - Tylek, John; 0326 - Jeskey, Paul; 0428 - Cancel Rodriguez, Marisol; 0754 - London, Diana; 0755 - watkins, Damirria; 0840 - Etienne, Pascal; 0881 - Herrera, Caridad; 0904 - Laing, Edward

PUBLIC STORAGE # 68038, 13701 Indian Paint Ln, Fort Myers, FL 33912, (239) 999-3685
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1329 - Miles, Matthew; 1343 - Sachs, Hanni; 1345 - Neal, James; 1441 - Bayliss, Sherri; 3066 - Gequelin, Lilian

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
034 - Dickinson, Jaret; 121 - Montgomery, Jeff; 217 - Dunn, Vickie; 469 - Temple, Christiana; 487 - Graham, Tahni; 935 - Moore, Angel; 957 - Clarke, Priscilla; 965 - French, Robert; X1007 - Skinner, Jonathan

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.
A116 - VANDYKE, CAROL; B337 - Robinson, Jeffrey; B342 - Cannon, Charles; C493 - Curtis, Malik; D513 - Lopez, Anthony; D562 - Bustamante, Maria; E639 - Abdala, Maria

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
2066 - Starlin, Chase; 2144 - Demeter, Tamara; 2163 - Evans, Chloe

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.
B069 - Sky, Sam; B080 - Cabrera, Jasmine; C002 - ONYX CONSTRUCT GROUP INC Darby, Marc; C034 - Mask, Josh; D024 - Lester, Justus; D063 - Escobar, Fredy; D066 - Jarvis, Jerrica; E066 - Niebles, Arthur

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.
E150 - Churchill, Melanie; I310 - Dorcely, Waukesha; J374 - Martinez, Alejandro; L455 - Minor, Jarvis

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.

November 6, 13, 2026 26-04803L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 30115, 1521 Del Prado Blvd N, Cape Coral, FL 33909, (239) 984-6443
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
11101 - Fernandez, Karelia; 12018 - Hernandez, Darwin; 12024 - Willis, Bernadette; 12157 - Arango, Samuel; 12163 - Calisto, Hernan; 13025 - Rucker, Vickie

PUBLIC STORAGE # 68044, 14150 N Cleveland Avenue, North Fort Myers, FL 33903, (239) 294-3239
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
0404 - Mckinney, Jadara; 1052 - Williams, Kyle; 1507 - vendredy, renette; 1600 - Brown, Calvin; 1612 - Brown, Moses

PUBLIC STORAGE # 68156, 14251 N Cleveland Ave, North Fort Myers, FL 33903, (239) 790-8265
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
0005 - West, Charles ; 0018 - Rogate, Michael; 2040 - Lingor, Tammy; 2078 - Gutierrez, Sonia; 2210 - Henry, Keston; 3010 - Lee, Amanda; 3101 - Williams, Coletta; 3293 - BARROW, DENISE

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.
1002 - molloy, Shannon; 1078 - Pena, Mirtha; 2092 - Carsella, Alexa; 3035 - Robinson, Sherry; 3043 - Hornsby, Cassandra; 3081 - Cook, Angela; 3145 - robersin, Brian; 3231 - Montealegre, Nattaly

PUBLIC STORAGE # 77904, 1607 Diplomat Pkwy E, Cape Coral, FL 33909, (239) 785-2923
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
1024 - Jennings, Travian; 1036 - Stubler, Kelli; 1099 - Martorella, Kami; 1112 - Leon, Alfredo De; 1130 - Adkins, Matthew; 2235 - Wedding, Dennis; 3058 - ramos, Sheyla

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.

November 6, 13, 2026 26-04804L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 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.
0011G - Harvard, Bennie; 0029 - Drago, Jo Ann; 0048 - Gonzalez Contreras, Deisy; 0058 - chandler, Kathleen; 0068 - Zambrano, Livrada; 0127 - Diaz, Lilibeth; 1013G - Wolf, Melissa; 1137 - Diaz, Lilibeth; 1164 - Porto, Anthony; 2004 - Burgos, Edwin; 3004G - Tapia, Valentina

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.

November 6, 13, 2026 26-04805L

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a Regular Meeting on November 18, 2026 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

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

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

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

District Manager
November 6, 2026 26-04823L

FIRST INSERTION

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
NOTICE OF ISSUANCE OF EXEMPTION

The South Florida Water Management District has granted an Exemption, number 36-118141-P, to Prosperity Point Master Association, Inc., c/o Hans Wilson & Associates, Inc., 1938 Hill Avenue, Fort Myers, FL 33901

The permit authorizes the following: The replacement of the existing bulkhead surrounding the pool amenity, the bulkheads at the shoreside landing of the north and south access bridges and additional riprap and replacement of the existing access bridges in their existing footprint. When complete, the East Lake shoreline of 1,830 linear feet will have no more than 359 linear feet of bulkhead/riprap at the water's edge for a total, hardened, shoreline equal to 20% of the total and a total of 1, 148 square feet of bridge deck. Turbidity will be addressed within the lake by placement of a floating turbidity screen at the far eastern end where the lake discharges to Drainage Basin 4. The site is located at 3262/3384 Sunset Key Circle, Punta Gorda, Lee County, FL.

This permit is issued pursuant to the water quality net improvement provisions of Chapter 62-330.062, F.A.C; therefore, state water quality certification is waived.

Activities that qualify for this exemption must be conducted and operated using appropriate best management practices and in a manner which does not cause or contribute to a water quality violation. Pursuant to Chapters 62-302 or 62-4, Florida Administrative Code.

The District is not proposing mediation for this agency action under Section 120.573, Florida Statues, at this time.

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.570, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or email. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.

2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.

3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.

4. A statement of when and how the petitioner received notice of the District's decision.

5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.

6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.

7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.

8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.

9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

November 6, 2026 26-04822L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 26-CP-003137
IN RE: ESTATE OF
MARIA DEL CARMEN PATINO
Deceased

The administration of the estate of MARIA DEL CARMEN PATINO, deceased, whose date of death was August 17, 2025, File Number 26-CP-003137, is pending the Circuit Court for Lee County, Florida, the address of which is Lee County Justice Center, Probate Division, 2075 Dr. Martin Luther King, Jr. Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER 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 Florida Statutes 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes 732.2211.

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 November 6, 2026.

EDUARDO ALBERTO PATINO
111 Contee Drive
Lehigh Acres, Florida 33436
RUDOLF & HOFFMAN, P.A.
Attorneys for Personal Representative
615 Northeast Third Avenue
Fort Lauderdale, Florida 33304
Telephone: 954-462-2270
Facsimile: 954-462-2274
By: DOUGLAS F. HOFFMAN
FL BAR ATTY #964980
dhoffman@estateandtrust.net
November 6, 13, 2026 26-04756L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-003196
IN RE: ESTATE OF
MONA JEAN KRANTZ,
Deceased.

The administration of the estate of MONA JEAN KRANTZ, deceased, whose date of death was March 22, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 November 6, 2026.

Signed by: Bryan Krantz
Bryan Reid Krantz
1116 NW 11th PL
Cape Coral, Florida 32993
/s/ Alvaro C. Sanchez
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
November 6, 13, 2026 26-04757L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3130
IN RE: ESTATE OF
KAREN JEAN NEUBERT A/K/A/
KAREN TINSLEY NEUBERT,
Deceased.

The administration of the estate of KAREN JEAN NEUBERT a/k/a KAREN TINSLEY NEUBERT, deceased, whose date of death was July 30, 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 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTIE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representatives:
SARAH BAUMGARTEN
127 E. Hawthorne Road
Birmingham, Alabama 35209
TYLER NEUBERT
P.O. Box 517
Alva, Florida 33920
VICTORIA ROYSTON
1529 Poinciana Avenue
Fort Myers, Florida 33901
Attorney for Personal Representatives:
KENNETH E. KEMP, II, Esq.
Florida Bar Number: 607401
KEMP & MACE, P.A.
12661 New Brittany Boulevard
Fort Myes, Florida 33907
Telephone: (239) 278-1800
Fax: (239) 278-0608
Kenneth@kempandmace.com
Michelle@kempandmace.coom
November 6, 13, 2026 26-04764L

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-001366
IN RE: THE ESTATE OF:
JERRY THOMAS CROWE
Deceased.

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

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

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

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

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

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

Personal Representative:
Jean Yunker
312 Knobes Avenue
Twin Lakes, WI 53181
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
November 6, 13, 2026 26-04786L

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 Fishing Charlotte Harbor located at 2080 Little Pine Circle in the City of Punta Gorda, Lee, FL 33955 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

Reel Rich Fishing, LLC
Richard G. Damianos, Jr.,
Authorized Member
November 6, 2026 26-04828L

FIRST INSERTION

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

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

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

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

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

The special board meeting begins at 10:00 a.m. on the same date and at the same location and will continue after the attorney-client sessions for the purpose of considering any business of the District. The special board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

A copy of the agenda for the special board meeting may be obtained from 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, http://wildbluecdd.net/.

Any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's Office at least forty-eight (48) hours before 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), who can aid you 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 meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

WildBlue CDD
Chuck Adams, District Manager
November 6, 2026 26-04843L

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3102
Division Probate
IN RE: ESTATE OF SHARON N. MURRAY
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 Sharon N. Murray, deceased, File Number 26-CP-3102, by 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; that the decedent's date of death was August 15, 2026; that the total value of the estate is $ 56,900.95 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Brian Murray
618 Deerfield Drive,
Bridgeport, WV 26330
Brent Murray
41-41 46th Street #6S,
Sunnyside, NY 11104-1869

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

Person Giving Notice:
Brian Murray,
618 Deerfield Dr.
Bridgeport, WV 26330
Attorney for Person Giving Notice:
Alyssa Keogh, Esq., Attorney,
Florida Bar Number: 0461547,
Holmes Fraser, P.A.,
711 5th Avenue South, Suite 200,
Naples, Florida 34102,
Telephone: (239) 228-7273,
E-Mail: akeogh@holmesfraser.com
November 6, 13, 2026 26-04763L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003139
IN RE: ESTATE OF ANITA M. JONES
Deceased.

The administration of the Estate of Anita M. Jones, deceased, whose date of death was September 26, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
James D. Jones
4074 Kings Camp Pass
Arrington, TN 37014
Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd.,
Suite 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
Secondary E-Mail:
khutter@richardsonsellers.com
November 6, 13, 2026 26-04820L

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 Hank House Press located at 10211 COCONUT RD in the City of Estero, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2026
Dana Eikenberg
November 6, 2026 26-04789L

FIRST INSERTION

NOTICE OF ADMINISTRATION / NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-2398
IN RE: THE ESTATE OF: THOMAS DAVID CHAMBERS,
Deceased.

The administration of the estate of THOMAS DAVID CHAMBERS, deceased, file number 26-CP-2398, 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 persons on whom this notice is served who have objections that challenge the validity of the Will, the qualifications of the Personal Representative(s), or venue or jurisdiction of this court, are required to file their objections with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The fiduciary lawyer-client privilege in section 90.5021 applies with respect to the personal representative and ay attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice was served, within three months after the date of the first publication of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF 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 WILL BE FOREVER BARRED.

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

PERSONAL REPRESENTATIVE:
Kathleen V. Chambers
6111 Kelley Circle
Huntington Beach, CA 92647
ATTORNEY FOR PERSONAL REPRESENTATIVE:
Holly B. Chernoff, Esq.
HOLLY B. CHERNOFF,
Attorney/Mediator
Florida Bar No. 371246
3033 Riviera Drive, Suite 103
Naples, FL 34103
November 6, 13, 2026 26-04758L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2462
Division Probate
IN RE: ESTATE OF MARY ALICE HARDMAN
Deceased.

The administration of the estate of Mary Alice Hardman, deceased, whose date of death was July 23, 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 November 6, 2026.

Personal Representatives:
Timothy Hardman
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
November 6, 13, 2026 26-04821L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3189
IN RE: ESTATE OF TIMOTHY LEE PADEN
Deceased.

The administration of the estate of Timothy Lee Paden, deceased, whose date of death was June 16, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 November 6, 2026.

Personal Representative:
Candice Lee Taveras
9312 Mandrake Court
Tampa, Florida 33647
Attorney for Personal Representative:
Michael B. Hill
Attorney
Florida Bar Number: 547824
Sheppard Law Firm, P.A.
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: hill@sbshlaw.com
Secondary E-Mail:
kfoell@sbshlaw.com
November 6, 13, 2026 26-04825L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3123
IN RE: ESTATE OF FRED C. NORDSTROM
Deceased.

The administration of the estate of Fred C. Nordstrom, deceased, whose date of death was August 18, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representatives:
Gloria N. Garrett
1343 Pelican Road
Sanibel, Florida 33957
Lisa N. McReddie
2273 Cultura Circle
Mount Pleasant, SC 29466
Neal F. Nordstrom
5 Key West Drive
St. Helena, SC 29920
Attorney for Personal Representative:
Craig R. Hersch, Attorney
Florida Bar Number: 817820
Sheppard Law Firm, P.A.
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: hersch@sbshlaw.com
Secondary E-Mail:
kfoell@sbshlaw.com
November 6, 13, 2026 26-04826L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003041
IN RE: ESTATE OF FREDERICK E. WOJCIK
Deceased.

The administration of the estate of Frederick E. Wojcik, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Ft. 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 November 6, 2026.

Personal Representative:
Karen McDonald
2307 Golden Rod Court
Jamison, PA 18929
Attorney for Personal Representative:
Renee E. Nesbit
E-mail Address:
RNesbit@Nesbit-Law.com
Florida Bar No. 75374
Renee E. Nesbit, Attorney At Law
8305 Laurel Lakes Way
Naples, Florida 34119
Telephone: (239) 249-1072
November 6, 13, 2026 26-04759L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002565
IN RE: ESTATE OF ROBERT NORMAN BENSINGER
Deceased.

The administration of the estate of Robert Norman Bensinger, deceased, whose date of death was March 7, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 11/06/2026.

Personal Representative:
Stephen M. Martinek
50 Vinales Court
Fort Myers, Florida 33912
Attorney for Personal Representative:
Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd floor
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (800) 809-1774
E-Mail: andy@ponnocklaw.com
November 6, 13, 2026 26-04760L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-3207
Division: Probate
IN RE: ESTATE OF DOUGLAS R. ST. CERNY,
Deceased.

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

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

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

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

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

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

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

Personal Representative:
s/ Jennifer Rakos
6125 Deer Run
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
4925-8630-3450, v. 1
November 6, 13, 2026 26-04838L

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 CUTLER CONSTRUCTION COMPANY located at 13300-56 S Cleveland Ave, Suite 56 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 2nd day of November, 2026
STEPHEN CUTLER
November 6, 2026 26-04827L

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 Tied in Bloom located at 7901 4th St N #35247 in the City of St. Petersburg, Lee, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026
ROMANOTECH LLC
November 6, 2026 26-04829L

--- ESTATE / SALES ---

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-005350
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
DARYL T. SANDERS A/K/A DARYL SANDERS AND BARBARA T. SANDERS A/K/A BARBARA SANDERS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2026, and entered in 25-CA-005350 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 BARBARA T. SANDERS A/K/A BARBARA SANDERS; EMERALD COVE AT CAPE CORAL COMMUNITY ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on December 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, EMERALD COVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 57, PAGES 18 AND 19, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 1624 EMERALD COVE DRIVE, CAPE CORAL, FL 33991

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

Dated this day of 10/30/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-340553 - MaM
November 6, 13, 2026 26-04782L

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-003271
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, VS.
ASHLEY P. SIMON; JOSHUA S. SIMON; UNITED STATES OF AMERICA BY AND THROUGH THE SMALL BUSINESS ADMINISTRATION; 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 October 22, 2026 in Civil Case No. 26-CA-003271, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, CROSSCOUNTRY MORTGAGE, LLC is the Plaintiff, and ASHLEY P. SIMON; JOSHUA S. SIMON; UNITED STATES OF AMERICA BY AND THROUGH THE SMALL BUSINESS ADMINISTRATION are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on December 10, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 54 AND 55, BLOCK 2712, CAPE CORAL, UNIT 39, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, 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 11/02/2026.
CLERK OF THE COURT
Kevin C. Karnes
(SEAL) T Mann
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1190-583B
Ref# 28919
November 6, 13, 2026 26-04832L

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-002452
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
BRIAN FRANCIS SOUTHARD A/K/A BRIAN F. SOUTHARD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 30, 2026, and entered in 26-CA-002452 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 BRIAN FRANCIS SOUTHARD A/K/A BRIAN F. SOUTHARD; ALEJANDRA D. SILVEIRA; CITY OF CAPE CORAL, FLORIDA 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 December 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 41 AND 42, BLOCK 3207, CAP CORAL UNI 66, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 839 SW 29TH TERRACE, CAPE CORAL, FL 33914

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

Dated this day of 10/30/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue,
Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
26-404416 - MaM
November 6, 13, 2026 26-04781L

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 2025CA006165
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DOMENICO IVAN PRIANO COCCHELLA AND MAZIE KATIE PRIANO COCCHELLA, et al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 16, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on December 3, 2026 at 9:00 a.m., at www.lee.realforeclose.com.

LOTS 27 AND 28, BLOCK 453, CAPE CORAL UNIT 14, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 61 THROUGH 68, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property Address: 3721 SE 8th Avenue, Cape Coral, FL 33904

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

Dated: 11/02/2026.
KEVIN C. KARNES, CLERK
LEE COUNTY CIRCUIT COURT
(SEAL) By: T Mann
Deputy Clerk

KELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
255 SOUTH ORANGE AVENUE, SUITE 900
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICECOPIES@QPWBLAW.COM
Matter No.: FL-010142-25
November 6, 13, 2026 26-04819L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-006940
CROSSCOUNTRY MORTGAGE, LLC
PLAINTIFF, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT H. MURPHY ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 22nd day of October, 2026, and entered in Case No. 25-CA-006940 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein CrossCountry Mortgage, LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT H. MURPHY, MICHAEL MURPHY-PERRY A/K/A MICHAEL R MURPHY-PERRY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT H. MURPHY, MICHAEL MURPHY-PERRY A/K/A MICHAEL R MURPHY-PERRY, PARKWOODS II HOMEOWNERS ASSOCIATION, INC. and PARKWOODS HOMEOWNERS ASSOCIATION, INC. D/B/A PARKWOODS HOMEOWNERS ASSOCIATION PHASE I are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 3rd day of December 2026, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN LEE COUNTY, FLORIDA:
BUILDING NO. 1714, TOWNHOUSE NO. 2, PARK WOODS TOWNHOUSE COMMUNITY, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/ 4) OF SAID SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, RUN S 01° 44` 48" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) FOR 330.55 FEET TO A POINT OF INTERSECTION OF SAID WEST LINE AND THE CENTERLINE EXTENDED OF PARK MEADOWS DRIVE; THENCE N 88° 56` 58" E ALONG SAID CENTERLINE FOR 510.75 FEET; THENCE S 1° 03` 02" E FOR 269.67 FEET; THENCE S 88° 56` 58" W FOR 84.33 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N 88° 56` 58" E FOR 36.33 FEET; THENCE S 01° 03` 02" E FOR 31.00 FEET; THENCE S 88° 56` 58" W FOR 36.33 FEET; THENCE N 1° 03` 02" W FOR 31.00 FEET TO THE POINT OF BEGINNING. BEARINGS ARE FROM PLAT OF UNIT NO. 6, PINE MANOR, PLAT BOOK 12, PAGE 82.

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 10/29/2026
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
24FL935-0179
November 6, 13, 2026 26-04761L

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-004594
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
MARY TRAFICANTI, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2026, and entered in 25-CA-004594 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 MARY TRAFICANTI; STEFAN BEJAN; HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PARKWOODS III HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on December 03, 2026, the following described property as set forth in said Final Judgment, to wit:

BUILDING NO. 4091, UNIT NO. 4, PARKWOODS III, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, RUN S 89 DEGREES 18'30" W ALONG THE NORTH LINE OF SAID SECTION 14 FOR 1138.72 FEET; THENCE RUN S 0 DEGREES 41'30" E FOR 244.49 FEET; THENCE RUN S 89 DEGREES 18'30" W FOR 79.83 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N 89 DEGREES 18'30" E FOR 36.33 FEET; THENCE RUNS 0 DEGREES 41'30" E FOR 31.00 FEET; THENCE RUN S 89 DEGREES 18'30" W FOR 36.33 FEET; THENCE RUN N 0 DEGREES 41'30" W FOR 31.00 FEET TO THE POINT OF BEGINNING.
BEARINGS ARE FROM PLAT OF PINE MANOR, UNIT 6, PLAT BOOK 12, PAGE 82.
Property Address: 1501 PARK MEADOWS DRIVE 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 day of 10/30/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue,
Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-328999 - MaM
November 6, 13, 2026 26-04777L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-3231
Division: Probate
IN RE: ESTATE OF KAREN S. GALOWAY,
Deceased.

The administration of the Estate of Karen S. Galloway, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
s/ David O. Galloway
13941 Blenheim Trail
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
November 6, 13, 2026 26-04839L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICICAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-CC-4820
STONEYBROOK AT GATEWAY MASTER ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
LISA VYAIN and MORGAN EXTERIORS WINDOWS, SIDING, DOORS AND MORE LLC,
Defendants.

Notice is hereby given pursuant to the Final Judgment of Foreclosure dated September 27, 2026, and the Order on Plaintiff's Ex Parte Motion to Reschedule Sale dated October 25, 2026, both entered in Case No. 26-CC-4820, in the Circuit Court of Lee County, Florida, that I will sell the following real property located in Lee County, Florida, more particularly described as:

Lot 14, Block I, STONEYBROOK AT GATEWAY – UNIT 1, according to the plat thereof recorded in Plat Book 75, Page 51, of the Public Records of Lee County, Florida.
a/k/a 12582 Stone Valley Loop, Fort Myers, Florida 33913

to the highest and best bidder for cash, at public sale, beginning at 9:00 am on www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 17th day of December, 2026.

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

DATED on 10/29/2026
KEVIN C. KARNES
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk

Stoneybrook at Gateway Master Homeowners Association, Inc.
c/o Schutt Law Firm PA
12601 New Brittany Boulevard
Fort Myers, Florida 33907
November 6, 13, 2026 26-04762L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-001703
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2025-4 MORTGAGE LOAN TRUST,
Plaintiff, vs.
BELIEVE IT 305 CORP; DVY GROUP INC.; UNKNOWN SPOUSE OF ARMANDO SOLER RODRIGUEZ; ARMANDO SOLER RODRIGUEZ
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 19 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 74, UNIT 9, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 1 THROUGH 101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1306 BETH AVE N, LEHIGH ACRES, FL 33971

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

Dated this 10/29/2026
KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: T Mann
Deputy Clerk

De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
26-00132
November 6, 13, 2026 26-04773L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO: 26-CA-001031
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
JENNIFER L. CLARK; CHRISTOPHER L. CLARK; UNKNOWN SPOUSE OF JENNIFER L. CLARK; UNKNOWN SPOUSE OF CHRISTOPHER L. CLARK; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated October 22, 2026, entered in Civil Case No. 26-CA-001031 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and JENNIFER L. CLARK AND CHRISTOPHER L. CLARK, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County On-Line Public Auction website: https://lee.realforeclose.com, at 09:00 AM on December 03, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOTS 45 AND 46, BLOCK 1294, CAPE CORAL UNIT 18, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1914 SE 7th St, Cape Coral, FL 33990

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

Dated this 10/29/2026
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Pratik R. Patel
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Centralized mail processing:
53 Gibson Street
Bay Shore, NY 11706
Telephone: (631) 969-3100 |
Fax: (631) 982-4513
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.R.JUD. ADMIN 2.516
fleservice@flwlaw.com
04-102510-F00
November 6, 13, 2026 26-04768L

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3150
Division PROBATE
IN RE: ESTATE OF
EDWARD LEE CURTIN, JR.
Deceased

The administration of the e.state of EDWARD LEE CURTIN, JR., deceased, whose date of death was September 8, 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 November 6, 2026.

Personal Representative:
JOAN JOHNSON
182 Erie Drive
Naples, Florida 34110

Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
vic@swfloridalaw.com
November 6, 13, 2026 26-04802L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CC-005109
PARKSIDE PLACE CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff, v.
UNKNOWN TRUSTEE OF THE PARKSIDE DRIVE 33908 TRUST, UNKNOWN TRUSTEE OF THE FORT MYERS HOLDINGS 15125 TRUST, UNKNOWN TRUSTEE OF THE LEE COUNTY ASSET 1 TRUST, and UNKNOWN TENANT,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Order Rescheduling Foreclosure Sale, for Attorney Fees, and Directing Clerk to Disburse Forfeited Third Party Bidder Deposit dated October 29, 2026, entered in Case No. 26-CC-005109, of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein PARKSIDE PLACE CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation is Plaintiff, and UNKNOWN TRUSTEE OF THE PARKSIDE DRIVE 33908 TRUST, UNKNOWN TRUSTEE OF THE FORT MYERS HOLDINGS 15125 TRUST, and UNKNOWN TRUSTEE OF THE LEE COUNTY ASSET 1 TRUST are Defendants, the Lee County Clerk of the Court, Kevin C. Karnes, will sell to the highest bidder for cash on December 03, 2026, in an online sale at www.lee.realforeclose.com beginning at 9:00 a.m., the following property as set forth in said Final Judgment, to wit:

Unit 103, Building 6, Parkside Condominium, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1777, Page 1220, and all amendments thereto, of the Public Records of Lee County, Florida, together with all appurtenances thereto and an undivided interest in the common elements of said condominium.

Property Address: 15125 Parkside Drive, Unit 103, Fort Myers, FL 33908.

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: October 29, 2026.

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

/s/ Bryan B. Levine, Esq.
Primary Email:
Pleadings@knoxlevine.com
Bryan B. Levine, Esq., FBN 89821
Jessica L. Knox, Esq., FBN 95636
36354 U.S. 19 N.
Palm Harbor FL 34684
Main Line: (727) 223-6368;
Fax: (727) 478-4579
November 6, 13, 2026 26-04770L

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 24-CA-007167
SUNCOAST CREDIT UNION,
Plaintiff, v.
GLORIA QUINTANILLA N/K/A GLORIA BELTRAN; UNKNOWN SPOUSE OF GLORIA BELTRAN; PALE HORSE REALTY, LLC; SYNOVUS BANK; AND ANY UNKNOWN PERSONS IN POSSESSION,
Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure filed in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell at public sale to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, using the method of electronic sale beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on December 3, 2026, that certain parcel of real property situated in Lee County, Florida, described as follows:

LOT 3, BLOCK 43, UNIT 5, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 62, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

DATED 10/30/2026,

KEVIN KARNES, CLERK
Circuit Court of Lee County
(SEAL) By: T Mann
Deputy Clerk

Shannon M. Puopolo, Esq.
Henderson, Franklin, Starnes & Holt, P.A.
Attorneys for Plaintiff
P.O. Box 280
Fort Myers, FL 33902-0280
shannon.puopolo@henlaw.com
Attorney for Plaintiff
239-344-1100
November 6, 13, 2026 26-04769L

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.: 26-CA-000953
LOANDEPOT.COM, LLC,
Plaintiff, v.
VICTOR REYES VELAZQUEZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 29, 2026 and entered in Case No. 26-CA-000953 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein DAIRELIS FROMETA ALBA AND VICTOR REYES VELAZQUEZ, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on December 3, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 40, UNIT 4, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 97, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
and commonly known as: 3414 34TH STREET SW, LEHIGH ACRES, FL 33976 (the "Property").

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

WITNESS my hand and the seal of the court on 10/29/2026,

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
November 6, 13, 2026 26-04774L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CC-4014
SUNSET BEACH VILLAS CONDOMINIUM ASSOCIATION, INC. , A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
CRAIG FIELDS, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2026, and entered in Case No. 26-CC-4014 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein SUNSET BEACH VILLAS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Craig Fields, Amanda Fields and City of Cape Coral, a municipal corporation are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 3rd day of December. 2026 the following described property as set forth in said Final Judgment, to wit:

Unit No. 305, Building C, also known as Unit No. C-305 of Sunset Beach Villas Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1230, Page 987, and all exhibits and amendments thereof, Public Records of Lee County, Florida.
A/K/A: 2235 Beach Villas, Captiva, FL 33924

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 MUST FILE A CLAIM WITHIN ONE (1) YEAR AFTER THE SALE.

DATED this 30th day of October, 2026.

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
William W. Huffman, Esq.
Florida Bar #31084
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
S15237/430751/32418853
November 6, 13, 2026 26-04797L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No. 26-CA-003329
JUPI, LLC, a Florida limited liability company
Plaintiff vs.
ARNAUD INVESTMENT GROUP, LLC, a Florida limited liability company; FLORIDA HEAT & AIR, INC., a Florida corporation; KIYO'S CONCRETE, INC., a Florida corporation; US LBM HOLDINGS, LLC, & AFFILIATES, DBA RAYMOND BUILDING SUPPLY, a Delaware limited liability company, UNKNOWN TENANT #1, and UNKNOWN TENANT #2
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at https://www.lee.realforeclose.com/ at, 9:00 AM on the 3rd day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 3799, CAPE CORAL UNIT 52, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 49 TO 63, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 1924 NW 14th Street, Cape Coral, FL 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 on: 10/30/2026

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

Submitted by:
Bolaños Truxton, PA
12730 New Brittany Blvd.,
Suite 102
Fort Myers, FL 33907
Telephone: (239) 437-5421
Designated Primary E-Mail for service
Pursuant to Fla. R. Jud. Admin 2.516
rswick@bolanostruxton.com
November 6, 13, 2026 26-04775L

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026-CA-3913
3003 SW 40th LANE, LLC, a Florida limited liability company,
Plaintiff, v.
YASMANY MARQUEZ and YUSMILA GONZALEZ, individuals
Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment of Foreclosure entered on October 29, 2026, in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell at public sale to the highest bidder for cash, beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, on the 3rd day of December, 2026, that certain parcel of real property situated in Lee County, Florida, described as follows:

Lot 2, Block 4919, CAPE CORAL UNIT 74, according to the map or plat thereof as recorded in Plat Book 22, Pages 111 through 131, inclusive, of the Public Records of Lee County, Florida.
more commonly known as: 3003 SW 40th Lane, Cape Coral, Florida 33914.

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

DATED this day of 11/03/2026,

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

Casey K. Weidenmiller, Esq.
W. Max Ferris, Esq.
Brendan J. Tumulty, Esq.
Woods, Weidenmiller, Michetti & Rudnick, LLP
9045 Strada Stell Ct, Suite 400
Naples, FL 34109
November 6, 13, 2026 26-04842L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 26-CA-000075
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
BRYAN A MAZZULA, et al,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated September 18, 2026, and entered in Case No. 26-CA-000075 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and BRYAN A. MAZZULA; VALENTINA AILL MEDINA ARRIETA AKA VALENTINA AILLEN MEDINA ARRIETA; AQUA FINANCE, INC.;, are Defendant(s), 9:00 a.m.. at www.lee.realforeclose.com, on January 7, 2027, the following described property set forth in said Final Judgment, to wit:

LOT 2, BLOCK 110, UNIT 11, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 62, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Commonly known as: 2617 33rd St W, Lehigh Acres, FL 33971

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, 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.

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 October 19, 2026
10/30/2026

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

/s/ Philip Stecco
Philip Stecco, Esq.
Florida Bar No. 108384
Lender Legal PLLC
1800 Pembrook Drive,
Suite 360
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
pstecco@lenderlegal.com
EService@LenderLegal.com
LLS15688
November 6, 13, 2026 26-04776L

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-006298
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
ERIC REEVES, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on December 10, 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 39 and 40, Block 3229, CAPE CORAL UNIT 66, as per plat thereof, recorded in Plat Book 22, Pages 2 through 26, inclusive, of the Public Records of Lee County, Florida.
Property Address: 1142 SW 31st Terrace, Cape Coral, FL 33914

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 10/30/2026

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
November 6, 13, 2026 26-04778L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-000868
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
RICHARD MESA HERNANDEZ; FLORIDA HOUSING FINANCE CORPORATION; GOODLEAP, LLC; ANA M. JIMENEZ DE MESA
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 19 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 53 AND 54, BLOCK 5663, UNIT 85, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2323 NE 35TH LANE, CAPE CORAL, FL 33909

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

Dated this 10/30/2026.

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

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
26-00409
November 6, 13, 2026 26-04779L

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 26-CA-000045
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MARIA MACCHIAROLO, THE FORUM AT FORT MYERS ASSOCIATION, INC.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure entered on October 8, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on December 3, 2026 at 9:00 a.m., at www.lee.realforeclose.com.

LOT 37, BLOCK A, COLONNADE AT THE FORUM, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 72 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 3269 Antica Street, Fort Myers, FL 33905

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

Dated: 11/02/2026.

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

KELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
255 SOUTH ORANGE AVENUE, SUITE 900
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICECOPIES@QPWBLAW.COM
Matter No.: FL-010332-25
November 6, 13, 2026 26-04834L

--- PUBLIC SALES / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-000520
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JENNIFER LYNNETTE BARCH A/K/A JENNIFER L. BARCH A/K/A JENNIFER BARCH; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF JENNIFER LYNETTE BARCH A/K/A JENNIFER L. BARCH A/K/A JENNIFER BARCH; JOSEPH L. BARCH A/K/A JOSEPH BARCH
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 19 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 9 AND 10, BLOCK 1173, CAPE CORAL UNIT 19, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 121 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2014 SE 29TH ST, CAPE CORAL, FL 33904

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 10/29/2026
KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: T Mann
Deputy Clerk

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
25-04572
November 6, 13, 2026 26-04771L

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 26-CA-5459
Judge Alane C. Laboda
In RE: FORFEITURE OF Eight Thousand, One Hundred Forty-Three Dollars and Seven Cents ($8,143.07) in U.S. Currency
Claimant(s): KEVIN KASHON HERRING

TO: Kevin Kashon Herring.
AND TO: All others whose names are presently unknown but may claim an interest in the Eight Thousand, One Hundred Forty-Three Dollars and Seven Cents ($8,143.07) in U.S. Currency described herein.

YOU ARE HEREBY NOTIFIED that the City of Fort Myers, Florida has initiated forfeiture proceedings against the above-described Eight Thousand, One Hundred Forty-Three Dollars and Seven Cents ($8,143.07) in U.S. Currency, which was seized by the Fort Myers Police Department on or about September 11, 2026 in Fort Myers, Lee County, pursuant to the Florida Contraband Forfeiture Act. The City of Fort Myers Police Department is currently holding the seized property.

Any persons or entities claiming an ownership or perfected security interest in the Eight Thousand, One Hundred Forty-Three Dollars and Seven Cents ($8,143.07) in U.S. Currency described above shall make such interest known by filing such claim with the Court in the above-styled cause and by sending a copy of such claim to the address below within twenty (20) days. In accordance with Florida Statue 932.704(6)(a), the seizing agency shall publish the notice of the forfeiture complaint for 2 consecutive weeks on a publicly accessible website or if published in print, once a week for 2 consecutive weeks in a newspaper qualified to publish legal notices under chapter 50 in the county where the seizure occurred. These proceedings will be advertised through Business Observer. If no claim is filed, a default may be entered for the relief demanded in the petition and a request will be made for final judgment of forfeiture.

Office of the City Attorney
Post Office Drawer 2217
Fort Myers, Florida 33902
CITY OF FORT MYERS
Counsel for Petitioner City of Fort Myers
By: /s/ Amanda B. Browning-Richardson
Ronald A. Dente, Jr., City Attorney
Florida Bar No. 0123226
Amanda B. Browning Richardson., Esq.
Assistant City Attorney
Fla Bar No.: 1010920
City of Fort Myers
Post Office Drawer 2217
Fort Myers, Florida 33902
Tel: (239) 321-7640
Fax (239) 344-5916
Email: rdente@fortmyers.gov
Email: arichardson@fortmyers.gov
Email: sveale@fortmyers.gov
Email: LegalService@fortmyers.gov
(Service Only)
November 6, 13, 2026 26-04840L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUI IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-000418
EF MORTGAGE LLC,
Plaintiff, v.
TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual; FLORIDA SUNSHINE DEVELPOMENTS LLC; UNKNOWN TENANT#1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated October 29, 2026 entered in Civil Case No. 26-CA-000418 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual and 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 December 3, 2026 the following described property as set forth in said Final Judgment OF Foreclosure and Enforcement of Guaranty, to-wit:

LOT 4, BLOCK 50, UNIT 9, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 18, PAGE 10, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property Address: 720 Clancy St E, Lehigh Acres, FL 33974

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

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

10/30/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N Wright-Angad
DEPUTY CLERK OF COURT

Submitted By: Taji Foreman, Esq.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000617
November 6, 13, 2026 26-04798L

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 Jan Dils Disability Group located at 8891 Brighton Ln Ste 109 in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of November, 2026
JAN DILS ATTORNEY AT LAW, INC.
November 6, 2026 26-04810L

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-005869
BD CAPITAL SE LLC, a New Jersey limited liability company,
Plaintiff, vs.
SUGAR SHACK (US) LIMITED PARTNERSHIP, a Florida limited partnership, SUGAR BEACH ESTATES (US) LP, a Florida limited partnership, MELLOW YELLOW BEACH (US) LIMITED PARTNERSHIP, a Florida limited partnership, CARMEN CAMPAGNARO, an individual, RICHARD GEORGE HALL, an individual, and 1000272671 ONTARIO INC., a Canadian company,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Agreed Amended Final Judgment of Foreclosure dated Ocotober 15, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-005869 of the Circuit Court of the Twentieth Judicial Circuit, wherein BD CAPITAL SE LLC, is the Plaintiff and SUGAR SHACK (US) LIMITED PARTNERSHIP, SUGAR BEACH ESTATES (US) LP, MELLOW YELLOW BEACH (US) LIMITED PARTNERSHIP, CARMEN CAMPAGNARO, RICHARD GEORGE HALL, and 1000272671 ONTARIO INC., 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 December 3, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Agreed Amended Final Judgment of Foreclosure, to wit:

Parcel 1:
Lots 12 and 13, Block 6, Gulf Heights, according to the plat thereof as recorded in Plat Book 6, Page 39, Public Records of Lee County, Florida.
Subject to right of way and walkway easements along the Westerly boundary of Lot 13, as described in Deed Book 153, Page 113 (15 feet), and O.R. Book 114, Page 110 (11 Feet), Public Records of Lee County, Florida.
Subject to a 10 -foot utility easement along the Westerly boundary of Lot 13, as described in O.R. Book 1167, Page 280, Public Records of Lee County, Florida.
Property Address: 5250 Estero Boulevard, Fort Myers, Florida 33931
Parcel 2:
Lot 30, Block 8, Gulf Heights, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 39, of the Public Records of Lee County, Florida.
Property Address: 5256 Estero Boulevard, Fort Myers, Florida 33931
Parcel 3:
Lot 11, Block 6, Gulf Heights, according to the plat thereof as recorded in Plat Book 6, Page 39, Public Records of Lee County, Florida.
Property Address: 5280 Estero Boulevard, Fort Myers, Florida 33931
Parcel 4:
Lot 10, Block 6, Gulf Heights, according to the plat thereof as recorded in Plat Book 6, Page 39, Public Records of Lee County, Florida.
Property Address: 5300 Estero Boulevard, Fort Myers, Florida 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.

11/03/2026
Kevin C. Karnes
Clerk of Court by Deputy Clerk
(SEAL) T Mann

Respectfully submitted,
NELSON MULLINS RILEY & SCARBOROUGH LLP
One Biscayne Tower
2 South Biscayne Blvd., 33rd Floor
Miami, Florida 33131
Telephone: 305.373.9436
Facsimile: 305.373.9443
/s/ Justin B. Kaplan
Justin B. Kaplan
Florida Bar No. 33725
justin.kaplan@nelsonmullins.com
Michael T. Woods
Florida Bar No. 125889
michael.woods@nelsonmullins.com
November 6, 13, 2026 26-04837L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002132
BANK OF AMERICA, N.A.,
Plaintiff, vs.
ISABEL HERNANDEZ RAMOS; UNKNOWN SPOUSE OF ISABEL HERNANDEZ RAMOS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated October 22, 2026, entered in Civil Case No.: 26-CA-002132 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff, and ISABEL HERNANDEZ RAMOS, is Defendant.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 3rd day of December, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 8, BLOCK 62, UNIT 6, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on 11/02/2026.
KEVIN C. KARNES
CLERK OF THE COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030;
Facsimile: (954) 420-5187
26-52921
November 6, 13, 2026 26-04814L

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-002155
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
TRACI ANN DUNCAN AND MATTHEW JASON DUNCAN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 22, 2026, and entered in 26-CA-002155 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and TRACI ANN DUNCAN; MATTHEW JASON DUNCAN A/K/A MATTHEW J. DUNCAN; CHRISTOPHER CHARLES BRUMLEY 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 December 03, 2026, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING LAND LYING IN LEE COUNTY, FL, BEING DESCRIBED AS FOLLOWS: LOT 11, BLOCK 13, UNIT 6, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S)20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 1302 WILLIAMS AVE, 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 in accordance with Florida Statutes, Section 45.031.

Dated this day of 10/30/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-338728 - MaM
November 6, 13, 2026 26-04783L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-001989
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
NURY ESTHER ROMEU, RENE BARROS HONG, LUZ ANDREA CANO BERRIO, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 22nd day of October, 2026, and entered in Case No. 25-CA-001989 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and NURY ESTHER ROMEU, RENE BARROS HONG, LUZ ANDREA CANO BERRIO, AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A JONATHAN BARROS are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 10th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 55 and 56, Block 2670, Cape Coral Unit 38, according to the map or plat thereof as recorded in Plat Book 16, Page 87, Public Records of Lee County, Florida.
Property address: 221 NW 10th Terrace, Cape Coral, FL 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 10/29/2026
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
25FL577-0009
November 6, 13, 2026 26-04772L

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-002532
PLANET HOME LENDING, LLC,
Plaintiff, vs.
MARIA D. VASCONEZ A/K/A MARIA VASCONEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 30, 2026, and entered in 26-CA-002532 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and MARIA D. VASCONEZ A/K/A MARIA VASCONEZ; UNKNOWN SPOUSE OF MARIA D. VASCONEZ A/K/A MARIA VASCONEZ; UNITED STATES OF AMERICA ON BEHALF OF THE SMALL BUSINESS ADMINISTRATION 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 December 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 31 AND 32, BLOCK 4037, CAPE CORAL, UNIT 56, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 107 THROUGH 116, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 2420 NW 9TH TER, CAPE CORAL, FL 33993

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

Dated this day of 10/30/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue,
Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
26-411981 - MaM
November 6, 13, 2026 26-04780L

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-003565
Freedom Mortgage Corporation,
Plaintiff, vs.
Agustin Torres, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-003565 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Agustin Torres; Jennifer Torres 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 28th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOTS 20 AND 21, BLOCK 5654, CAPE CORAL UNIT 85, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TAX ID: 20-43-24-C2-05654.0200

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

Dated this day of 11/02/2026,
Kevin Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Brock & Scott PLLC
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 26-F02407
November 6, 13, 2026 26-04800L

FIRST INSERTION

AMENDED 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-000652
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC,
Plaintiff, vs.
Marcy J. Szczepanski, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-000652 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC is the Plaintiff and Marcy J. Szczepanski; Jefferey R. Szczepanski a/k/a Jeffery R. Szczepanski 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 10th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 13 AND 14, BLOCK 1530, CAPE CORAL UNIT 17, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 23 THROUGH 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TAX ID: 08-44-24C2-01530.0130

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 11/02/2026.
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-F04152
November 6, 13, 2026 26-04818L

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

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-002277
Planet Home Lending, LLC,
Plaintiff, vs.
Christiaan Evans,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-002277 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Planet Home Lending, LLC is the Plaintiff and Christiaan Evans 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 10th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 16 AND 17, BLOCK 2624, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TAX ID: 02-44-23-C1-02624.0160

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

Dated this day of 11/02/2026

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

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 25-F03667
November 6, 13, 2026 26-04801L

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 2025CA006267
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
FELIX JUAN RAMOS JR., et. al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 22, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on December 3, 2026 at 9:00 a.m., at www.lee.realforeclose.com.

LOT(S) 52 AND 53, BLOCK 922, CAPE CORAL, UNIT 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 117 THROUGH 148, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 209 Southeast 25th Lane, Cape Coral, FL 33904

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

Dated: 11/02/2026.

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

KELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
255 SOUTH ORANGE AVENUE, SUITE 900
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICECOPIES@QPWBLAW.COM
Matter No.: FL-003247-23
November 6, 13, 2026 26-04833L

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Stoneybrook Community Development District (the "District") hereby gives the public notice of its intention to amend the rules related to the District's method of collecting the fixed costs of providing utility services and adjusting rates and charges for their irrigation utility usage (the "Proposed Rules, Rates and Charges"). The proposed Rules, Rates and Charges number is UTILITY-2027-1.

The specific grant of rulemaking authority for the adoption of the Proposed Rules, Rates and Charges includes Section 190.035 and Section 120.54, Florida Statutes. The purpose and effect of the proposed Rules, Rates and Charges is to (i) set a base charge for fixed costs of operating the system and collecting those costs by special assessments assessed and collected on the served properties' tax bills; (ii) reduce the commodity usage rate for usage less than that which would trigger the conservation block rates; and (iii) increase the commodity usage rates for usage within the various conservation blocks. The specific laws implemented in the Proposed Rule include, but are not limited to, sections 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the Proposed Rules, Rates and Charges may be obtained by contacting the District Manager, Chesley (Chuck) E Adams, Jr., at the District Manager's Office, by mail at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, by telephone at 561-571-0010, or by email at adamsc@whhassociates.com.

Chesley (Chuck) E Adams, Jr., District Manager
Stoneybrook Community Development District
November 6, 2026 26-04850L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002213
Division Judge J. Frank Porter
IN RE: ESTATE OF MINNIE M. COX a/k/a MINNIE McFADDEN COX-MOORE a/k/a MINNIE THOMAS a/k/a MINNIE McFADDEN THOMAS-COX,
Deceased.

The administration of the estate of Minnie M. Cox a/k/a Minnie McFadden Cox-Moore a/k/a Minnie Thomas a/k/a Minnie McFadden Thomas-Cox, deceased, whose date of death was May 19, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr Boulevard, 2nd Floor, 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.

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 November 6, 2026.

Personal Representative:
LORI A. McFADDEN
15 NE 123rd Terrace
North Miami, FL 33161
Lori A. McFadden
15 NE 123rd Terrace
North Miami, FL 33161

Attorney for Personal Representative:
CHRISTOPHER P. KELLEY, ESQ.
Attorney
Florida Bar No. 297453
Christopher P. Kelley, P.A.
11098 Biscayne Boulevard,
Suite 205
Miami, FL 33161
Telephone: (305) 893-6004
November 6, 13, 2026 26-04845L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003265
Division Probate
IN RE: ESTATE OF JAMES WILLIAM MADER
Deceased.

The administration of the estate of James William Mader, deceased, whose date of death was April 19, 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 November 6, 2026.

Personal Representative:
James L. Mader
110 Overbrook Rd
Madison, CT 06443

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
November 6, 13, 2026 26-04846L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002257
Division Probate
IN RE: ESTATE OF MOISES R. MERINO A/K/A MOISES RICARDO MERINO
Deceased.

The administration of the estate of Moises R. Merino a/k/a Moises Ricardo Merino, deceased, whose date of death was May 3, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 November 6, 2026.

Personal Representative:
Moraima Merino Ato
5 Randall Terrace
Middletown, New York 10940

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
November 6, 13, 2026 26-04849L

FIRST INSERTION

NOTICE TO CREDITORS
(formal administration)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003281
IN RE: ESTATE OF BRENDA LEE STETSON
Deceased.

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

The administration of the estate of BRENDA LEE STETSON, deceased, File Number 2026-CP-003281, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 6, 2026.

Margaret Peters,
Personal Representative

David Berman, Esq.
Attorney for Personal Representative
Fla. Bar No. 109395
1331 N Mills Ave.
Orlando, FL 32803
Tel.: 407-663-5533
E-mail: david@estateco.com
November 6, 13, 2026 26-04854L

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 Dean Creative Closings located at 1425 NW 28th Ave in the City of Cape Coral, Lee, FL 33993 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of November, 2026

Dean Legacy Group LLC
November 6, 2026 26-04851L

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-002310
APDT 4 LLC,
Plaintiff, vs.
MICKEY BRANDON; UNKNOWN SPOUSE OF MICKEY BRANDON; LEE COUNTY, FLORIDA; 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 October 29, 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 DECEMBER 3, 2026 at 9:00 a.m., 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 18, BLOCK 25, UNIT 4, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AND LOT 19, BLOCK 25, UNIT 4, LEHIGH ACRES SUBDIVISION, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property Address: 3314 20th Street W., Lehigh Acres, FL 33971

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

Dated: 11/03/2026

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

McMichael Taylor Gray, LLC
7351 Wiles Rd., Ste 107
Coral Springs, FL 33067
Phone: (954) 640-0294
Attorney for Plaintiff
November 6, 13, 2026 26-04847L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003086
Division Probate
IN RE: ESTATE OF CARL GRAMM
Deceased.

The administration of the estate of CARL GRAMM, deceased, whose date of death was August 17, 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 November 6, 2026.

Personal Representative:
DocuSigned by: Scott Gramm
SCOTT GRAMM
51519 Tall Pines
Elkhart, Indiana 46516

Attorney for Personal Representative:
DocuSigned by:
Alina Gonzalez-Dockery
Alina Gonzalez-Dockery, Attorney
Florida Bar Number: 0094099
5237 SUMMERLIN COMMONS BLVD. SUITE 109
FORT MYERS, FL 33907
Telephone: (239) 789-2533
Fax: (239) 790-5088
E-Mail: alina@lifelawplanning.com
November 6, 13, 2026 26-04848L

FIRST INSERTION

Notice Under Fictitious Name Law According to F lorida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kirby's School of Wake located at 16991 FL 31 in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026

Kirby Liesmann
School of Wake LLC
November 6, 2026 26-04855L

FIRST 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. 362025CA000747A001CH
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-1
Plaintiff, vs.
MARCO TULIO MUNGUIA, et al,
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order dated November 2, 2026, and entered in Case No. 362025CA000747A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-1 is the Plaintiff and MARCO TULIO MUNGUIA, FERNERTOANDO MUNGUA, UNKNOWN TENANT 1, 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 12/03/2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 19, BLOCK 24, UNIT 6, PLAT OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, AS RECORDED IN DEED BOOK 252, PAGE 466 AND ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE(S) 42 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 11/02/2026.

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

24-F000693/JS0120
November 6, 13, 2026 26-04856L

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

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-004657
DIVISION: T
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Jeremy D. Larson; Unknown Spouse of Jeremy D. Larson; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-004657 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Jeremy D. Larson are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on December 3, 2026, the following described property as set forth in said Final Judgment, to-wit:

Property Address: 1444 Grace Avenue, Fort Myers, FL 33901

a. Legal Description: LOT 3, BLOCK 4, MCGREGOR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 39 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

b. Parcel ID No. 26-44-24-P4-03104.0030

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

11/03/2026

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

Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331955 FC01 CXE
November 6, 13, 2026 26-04841L

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-005493
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2025-HB1,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARCIA EVANS, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARCIA EVANS, DECEASED,
whose last known residence is: 814 JEFFERSON AVENUE, LEHIGH ACRES, FL 33936
if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 5, BLOCK 4, UNIT 1, LEHIGH ACRES, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 254, PAGE 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 10/30/2026,

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) BY: N Wright-Angad
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-439105
November 6, 13, 2026 26-04767L

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-004893
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
YASLIER RAMIREZ MENDOZA, et al.,
Defendants.

TO: YASLIER RAMIREZ MENDOZA
2908 9TH ST SW , LEHIGH ACRES, FL 33976

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

Lot 15, Block 26, Unit 4, Section 36, Township 44 South, Range 26 East, Lehigh Acres, according to the map or plat thereof, as recorded in Deed Book 281, Page 50, and in Plat Book 15, Page 92, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 within thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's 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 3rd day of November, 2026.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-02944
November 6, 13, 2026 26-04835L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(1847 N.W. 37TH Avenue, Cape Coral, Florida 33993)
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2026-CA-947
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 October 28, 2026, entered in Case No. 2026-CA-947 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 VJ DEVELOPMENTS LLC, et. al., are 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 December 17, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure:

Lots 24 and 25, Block 4287, CAPE CORAL, UNIT 61, according to the plat thereof as recorded in Plat Book 21, Pages 4 through 20, inclusive of the Public Records of Lee County, Florida.

Together with all rents, issues and profits.

Property address: 1847 NW 37th Avenue, Cape Coral, Florida 33993

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

11/02/2026

Kevin C. Karnes
CLERK OF COURT
LEE COUNTY, FLORIDA
(SEAL) N Wright-Angad
Deputy Clerk

BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
Phone: (813) 221-2626
Facsimile: (813) 221-7335
Primary E-Mail Address:
rcohn@burr.com
Secondary E-mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorneys for Plaintiff
By: /s/ Ronald B. Cohn
Ronald B. Cohn, FBN 599786
November 6, 13, 2026 26-04799L

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-004334
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
ADRIAN HOWLEY, PROVINCETOWN CONDOMINIUM ASSOCIATION, INC., UNKNOWN SPOUSE OF ADRIAN HOWLEY, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 29, 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:

UNIT 4-2, PROVINCETOWN CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 949, PAGE 714, AND RE-RECORDED IN O.R. BOOK 979, PAGE 848, AND ALL AMENDMENTS THERETO, AND THE AMENDED PLANS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGES 128, AND ALL AMENDED PLANS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

and commonly known as: 3285 PRINCE EDWARD ISLAND CIR, APT 2, FORT MYERS, FL 33907; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [ ] www.lee.realforeclose.com on December 10, 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 day of 11/03/2026

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

Ryan Sutton
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
011150/2530565/CMP
November 6, 13, 2026 26-04784L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-004973
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
EDREY GALBANI SANCHEZ, et al.,
Defendants.

TO: Edrey Galbani Sanchez
3001 37th Street W
Lehigh Acres, FL 33971
Edrey Galbani Sanchez
8600 Barot Dr., Apt. 108
Naples, FL 34104
Edrey Galbani Sanchez
158 Jasmine Cir., Apt. 158
Naples, FL 34102
Yusimit Araujo
3001 37th Street W
Lehigh Acres, FL 33971
Yusimit Araujo
8600 Barot Dr., Apt. 108
Naples, FL 34104
Yusimit Araujo
158 Jasmine Cir., Apt. 158
Naples, FL 34102

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

Lot 9, Block 24, Unit 3, PLAT OF SECTION 13 TOWNSHIP 44 SOUTH, RANGE 26 EAST A SUBDIVISION OF LEHIGH ACRES, according to the plat thereof, as recorded in Plat Book 15, Page(s) 62, of the Public Records of Lee County, Florida.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 3rd day of November, 2026.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave,
Suite 430,
Winter Park, FL 32789
November 6, 13, 2026 26-04836L

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: (See Exhibit A– Obligor)

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

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

Exhibit A

OBLIGOR: Lance R. Steffen, 60486 PIMA RD, Bend, OR 97702 and Randy G. Steffen, 60486 PIMA RD, Bend, OR 97702; WEEK: 42; UNIT: 5180L; TYPE: ; TOTAL: $3,701.38; PER DIEM: $1.15; NOTICE DATE: October 27, 2026

File Numbers: 26-002603

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
PO Box 165028
Columbus, OH 43216-5028
Telephone: (407) 404-5266
Telecopier: (614) 220-5613
November 6, 13, 2026 26-04852L

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: (See Exhibit A– Obligor)

The Manley Law Firm LLC has been appointed as Trustee by Pelican Landing Timeshare Ventures, Limited Partnership, a Delaware limited partnership for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Coconut Plantation described as:

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

Exhibit A

OBLIGOR: Sandra Viviana Ramirez, 31 CALLAO ST, Punta Gorda, FL 33983 and Juan Carlos Ramirez, 31 CALLAO ST, Punta Gorda, FL 33983; WEEK: 36; UNIT: 5385; TYPE: Odd; TOTAL: $2,340.27; PER DIEM: $0.53; NOTICE DATE: October 27, 2026

File Numbers: 26-022753

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.

Michael E. Carleton, Esq.
Jordan A Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
PO Box 165028
Columbus, OH 43216-5028
Telephone: (407) 404-5266
Telecopier: (614) 220-5613
November 6, 13, 2026 26-04853L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-004781
MUTUAL OF OMAHA MORTGAGE SERVICING, INC.,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JANET S GEORGE AKA JANET SIMON GEORGE, DECEASED., et al,
Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JANET S GEORGE AKA JANET SIMON GEORGE, DECEASED.
Last Known Address: Unknown
Current Address: Unknown

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

LOTS 41 AND 42, BLOCK 859, CAPE CORAL UNIT 26, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 117 THROUGH 148, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 3412 SE 1ST AVENUE CAPE CORAL FL 33904

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; 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 consecutive weeks in the Business Observer.

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 on this 3rd day of November, 2026.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-010619
November 6, 13, 2026 26-04844L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

LV10259

Business Observer

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

--- ACTIONS ---

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-004192
Freedom Mortgage Corporation
Plaintiff, vs.
Aisnet Hernandez Garcia; Unknown Spouse of Aisnet Hernandez Garcia
Defendants.

TO: Aisnet Hernandez Garcia and Unknown Spouse of Aisnet Hernandez Garcia
Last Known Address: 909 Dixie Avenue, Lehigh Acres, FL 33972

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

LOT 17, BLOCK 15, LEHIGH ACRES, UNIT 5, IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 26 AND DEED BOOK 252, PAGE 234, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 11/02/2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F02889
November 6, 13, 2026 26-04812L

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-005336
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, vs.
MEGAN RILEY BOOTH A/K/A MEGAN BOOTH. et. al.
Defendant(s),

TO: MEGAN RILEY BOOTH A/K/A MEGAN BOOTH, UNKNOWN SPOUSE OF MEGAN RILEY BOOTH A/K/A MEGAN BOOTH,
whose last known residences are: 2105 EL DORADO BLVD N, CAPE CORAL, FL 33993; and 152 COUNTY ROAD 102, GEORGE WEST, TX 78022; and 5820 GRAPEVINE DR, COLORADO SPRINGS, CO 80923

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

LOTS 3 AND 4, BLOCK 3896, CAPE CORAL UNIT 53, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 64 THROUGH 78, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, 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 2nd day of November, 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
26-440937
November 6, 13, 2026 26-04830L

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-002883
PennyMac Loan Services, LLC
Plaintiff, vs.
Angela Marie McCune; PennyMac Loan Services, LLC; Cary Edward McCune
Defendants.

TO: Cary Edward McCune
Last Known Address: 1410 SE 1st Terrace, Cape Coral, FL 33990

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

LOT(S) 14 AND 15, BLOCK 1463, CAPE CORAL, UNIT 16, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 76 THROUGH 88, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 11/02/2026

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00963
November 6, 13, 2026 26-04817L

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-005363
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SIANA MERCADO AND HALEY MILLER. et. al.
Defendant(s),

TO: HALEY MILLER, UNKNOWN SPOUSE OF HALEY MILLER,
whose last known residences are: 1819 NEW 19TH AVE, CAPE CORAL, FL 33909; and 611 NW 32ND ST, CAPE CORAL, FL 33993

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

LOT 1 AND 2, BLOCK 2198, CAPE CORAL, UNIT 33, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 40 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress 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 2nd day of November, 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
26-443390
November 6, 13, 2026 26-04831L

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-003331
PennyMac Loan Services, LLC
Plaintiff, vs.
Juan Heriberto Zacarias Calderon; Unknown Spouse of Juan Heriberto Zacarias Calderon; Ofelia Teodosia Lopez Ramirez; Unknown Spouse of Ofelia Teodosia Lopez Ramirez
Defendants.

TO: Juan Heriberto Zacarias Calderon, Unknown Spouse of Juan Heriberto Zacarias Calderon
Last Known Address: 15251 Durnford Drive, Miami Lakes, FL 33014
Ofelia Teodosia Lopez Ramirez and Unknown Spouse of Ofelia Teodosia Lopez Ramirez
Last Known Address: 1017 Chris Street E, Labelle, FL 33935

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

LOT 19, BLOCK 12, UNIT 4, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 41, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 11/02/2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F01569
November 6, 13, 2026 26-04811L

FIRST INSERTION

\SUMMONS IN A CIVIL ACTION
United States District Court for the District of Arizona
CASE NO. 4:26-cv-00246-TUC-RCC
AZ International Logistics, LLC, an Arizona limited liability company, et al.,
Plaintiff, vs.
USA Heavy Haulers, L.L.C., a Florida limited liability company; Jose Cabrera-Ojeda and "Jane Doe" Cabrera, husband and wife; Heavy Haulers of Florida, L.L.C., a Florida limited liability company; Guillermo Blanco-Plascencia and "Mary Roe" Blanco, husband and wife; Nectali Moreno and "Jane Roe" Moreno, husband and wife; DOES 1-5, inclusive,

To: Guillermo Blanco-Plascencia, C/O Heavy Haulers of Florida, LLC, 3815 4th Street SW, Lehigh Acres, FL 33976
Mary Roe Blanco, C/O Heavy Haulers of Florida, LLC, 3815 4th Street SW, Lehigh Acres, FL 33976
Nectali Moreno, C/O Heavy Haulers of Florida, LLC, 3815 4th Street SW, Lehigh Acres, FL 33976
Jane Roe Moreno, C/O Heavy Haulers of Florida, LLC, 3815 4th Street SW, Lehigh Acres, FL 33976

A lawsuit has been filed against you. Within 21 days after service of this summons on you (not counting the day you received it) or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) a you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Jesús R. Romo Véjar, Esq., ABN 011307, 53 North Grande Avenue, Tucson, AZ 85745, Phone No. 520-275-9537; email: roescritor@aol.com, Attorney for Plaintiffs

Copies of the complaint and all documents in the court docket can be obtained from the Clerk, U.S. District Court-District of Arizona-Tucson Division: phone: 520-205-4200 or by contacting counsel for plaintiffs.

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

CLERK OF COURT
[Seal: UNITED STATES DISTRICT COURT, DISTRICT OF ARIZONA]
/s/
ISSUED ON 11:26 am, May 18, 2024
November 6, 2026 26-04824L

FIRST INSERTION

AMENDED NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE COUNTY COURT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 23-CC-8136
NABIL YOUSSEF and, CHRISTINE L. YOUSSEF,
Plaintiffs, v.
JAMES R. WESSELL, UNKNOWN SPOUSE OF JAMES R. WESSELL, DANIEL WESSELL, JOSEPH WESSELL, LARRY WESSELL, RONALD WESSELL, TIM MCDONAUGH, UNKNOWN HEIRS OF RICK MCDONAUGH, KAREN WILLIAMS, HUGH LAWSON, KIM LAWSON, KENNY LAWSON, UNKNOWN HEIRS, BENEFICIARIES, DEVISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, and ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES R. WESSELL, UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

TO: 1. UNKNOWN HEIRS, DEVISES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JAMES R. WESSELL, with a last known address of 26137 Colony Road, Bonita Springs, Florida, 34135.
2. KAREN WILLIAMS, with a last known address of 2447 Lakeshore Drive, Northeast, Conyers, Georgia, 30012.
3. UNKNOWN HEIRS, DEVISEES, GRANTEES , ASSIGNEES, CREDITORS, LIENORS, TRUSTEES of KAREN WILLIAMS, with a last known address of 2447 Lakeshore Drive, Northeast, Conyers, Georgia, 30012.
4. BRENDA LEWIS, with a last known address of UNKNOWN.
5. UNKNOWN HEIRS, DEVISEES, GRANTEES , ASSIGNEES, CREDITORS, LIENORS, TRUSTEES of BRENDA LEWIS, with a last known address of UNKNOWN.
6. ANGEL WEBER, with a last known address of UNKNOWN.
7. HUGH LAWSON, with a last known address of 810 Carnes School Road, Seneca, Pennsylvania, 16346.

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

Lot 23, Block 3, IMPERIAL HARBOR, UNIT NO. 1, according to the plat thereof, recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 11, page(s) 56 and 57.
Together with that certain 1968 MALI HS, ID number 86610.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on PHILLIP A. ROACH, the plaintiff's attorney whose address is 28179 Vanderbilt Drive, Suite 1, Bonita Springs, Florida, 34134, within 30 days after first publication of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 10/30/2026

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

PHILLIP A. ROACH,
the plaintiff's attorney
28179 Vanderbilt Drive, Suite 1,
Bonita Springs, Florida, 34134
November 6, 13, 2026 26-04765L

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-003807
Freedom Mortgage Corporation
Plaintiff, vs.
Peggy A. McGee a/k/a Peggy Ann McGee; et al
Defendants.

TO: Peggy A. McGee a/k/a Peggy Ann McGee and Unknown Spouse of Peggy A. McGee a/k/a Peggy Ann McGee
Last Known Address: 2616 Purslane Drive, Fort Myers, FL 33905

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

LOT 43, RIVERDALE SHORES VILLAS, LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 49 MINUTES 38 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION 28, FOR A DISTANCE OF 2242.08 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 2116.44 FEET TO THE POINT OF BEGINNING NO. 1. FROM THE POINT OF BEGINNING NO. 1 CONTINUE SOUTH 89 DEGREES 10 MINUTES 22 SECONDS WEST FOR DISTANCE OF 47.00 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 27.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 47.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN EXCLUSIVE EASEMENT OVER AND ACROSS THE "LIMITED ELEMENT" AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE POINT OF BEGINNING NO. 1, NORTH 00 DEGREES 49 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 27.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 47.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 27.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 24.00 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 38 SECONDS WEST FOR DISTANCE OF 37.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 102.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 37.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.
BEARINGS HEREIN ARE BASED ON THE EASTERLY LINE OF SAID SECTION 28 BEARING NORTH 00 DEGREES 49 MINUTES 38 SECONDS WEST.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 11/02/2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634,
File # 24-F00432
November 6, 13, 2026 26-04813L

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-000229
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST THE ESTATE OF GLENNA J. CARROLL, Deceased; et. al.,
Defendant(s).

TO: LOREN KAY DUNCAN
Last Known Address: 1204 Dunndale St., Lehigh Acres, FL 33936
Current Address: unknown
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST THE ESTATE OF GLENNA J. CARROLL, DECEASED
Last Known Address: unknown
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 112, REPLAT OF TRACT R, UNIT 10 & 11, LEHIGH ACRES, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 209, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 2515 39th St. SW, Lehigh Acres, FL 33976

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 from date of first publication of this Notice and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; 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.

WITNESS my hand and the seal of said Court this 2nd day of November, 2026.

KEVIN C. KARNES
Clerk of the Court
(SEAL) BY: K Harris
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
November 6, 13, 2026 26-04794L

Q&A

Who benefits from legal notices?

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

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

LV18237_V25

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-003386
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
DAVID RAHILL, et al,
Defendant(s).
To: DAVID RAHILL
Last Known Address: 304 Broadview Drive
Fort Myers, FL 33905
Current Address: Unknown

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

LOT 1, SECOND ADDITION TO BROADVIEW MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 65, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 304 BROADVIEW DR FORT MYERS FL 33905

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; 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 consecutive weeks in the Business Observer.

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 on this 2nd day of November, 2026.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-008487
November 6, 13, 2026 26-04796L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-003788
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Plaintiff(s), vs.
LESLIE E. PRITCHARD III; THE UNKNOWN SPOUSE OF MARIE A. TREMBLAY; MARIE A TREMBLAY; ALL OUT BAIL BONDS, INC; LEE COUNTY, FLORIDA; THE UNKNOWN SPOUSE OF LESLIE E. PRITCHARD III THE UNKNOWN TENANT IN POSSESSION
Defendant(s).
TO: THE UNKNOWN SPOUSE OF MARIE A. TREMBLAY
LAST KNOWN ADDRESS: 14260 DRAWDY COURT, FORT MYERS, FL 33905
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Lee County, Florida, to foreclose certain real property described as follows:

The Point of Beginning is the Point of Intersection of the South Line of Abandoned Seaboard R.R. Right of Way and the Easterly Right of Way Line of S 80 A; Thence East Along said R.R. Right of Way Line 250`; Thence North at Right Angle 200`; Thence West and Parallel to S. Line 150` more or less to the Easterly Right of way S 80A; Thence Southerly along said Easterly Right of Way Line to the Point of Beginning Section 28, Township 43 South, Range 26 East, Lee County, Florida.
Property address: 14260 Drawdy Court, Fort Myers, FL 33905

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, within thirty (30) days from the date of 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.

DATED this the 11/02/2026

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

Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-008457-1
November 6, 13, 2026 26-04795L

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-003537
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
GABRIEL MARTINEZ, et al.,
Defendant.
To: GABRIEL MARTINEZ
752 NEWHALL ST E, LEHIGH ACRES, FL 33974
UNKNOWN SPOUSE OF GABRIEL MARTINEZ
752 NEWHALL ST E, LEHIGH ACRES, FL 33974
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 11, BLOCK 72, LEHIGH ACRES, UNIT 12, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 83, 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 day of 10/30/2026.

Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: N Wright-Angad
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
26-22328FL
November 6, 13, 2026 26-04791L

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-002584
Freedom Mortgage Corporation
Plaintiff, vs.
Rubiel Mora; Jennifer Ashley Mora
Defendants.
TO: Rubiel Mora and Jennifer Ashley Mora
Last Known Address: 4226 Northwest 32nd Terrace, Cape Coral, FL 33993

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

LOTS 11 AND 12, BLOCK 5420, CAPE CORAL UNIT 90, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 10/30/2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634,
File # 26-F01701
November 6, 13, 2026 26-04793L

FIRST INSERTION

NOTICE OF ACTION
(Notice by Publication)
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
FORT MYERS DIVISION
CASE NO: 2:26-cv-01779-KCD-NPM
KINSALE INSURANCE COMPANY,
Plaintiff, v.
RODNEY PHILLIPS, JR., HARLEM TENANTS ASSOCIATION, INC. d/b/a HARLEM GARDENS APARTMENTS, and SERVICES-TAYLOR MADE, INC.
Defendants.
TO: RODNEY PHILLIPS, JR.

You are notified that Kinsale Insurance Company ("Kinsale") has initiated an action for declaratory relief under 28 U.S.C. § 2201 against you in the United States District Court, Middle District of Florida, Fort Myers Division, captioned Kinsale Insurance Company v. Rodney Phillips, Jr., Harlem Tenants Association, Inc. d/b/a Harlem Gardens Apartments, and Services-Taylor Made, Inc. and bearing Case Number 2:26-cv-01779-KCD-NPM. You are required to serve a copy of your written defense, if any, on Colsen Centner, Esquire, an attorney at Clyde & Co US LLP, whose address is 1221 Brickell Avenue, Suite 1600, Miami, Florida 33131, on or before December 31, 2026 and file the original with the Clerk of this Court, at 2110 First Street, Fort Myers, Florida 33901, either before service on Mr. Centner or immediately after. Otherwise, a default will be entered against you for the relief demanded against you in the complaint.

Dated on this 29th day of October, 2026

As Clerk of the Court
(SEAL) By: Jessica Roden
As Deputy Clerk

November 6, 13, 20, 27, 2026
26-04785L

FIRST 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-004027
DIVISION: H
JPMorgan Chase Bank, National Association
Plaintiff, -vs.-
Keira R. Barber; Unknown Spouse of Keira R. Barber; Unknown Person in Possession of the Subject Property
Defendant(s).
TO: Keira R. Barber: 3008 50th Street West, Lehigh Acres, FL 33976, Unknown Spouse of Keira R. Barber: 3008 50th Street West, Lehigh Acres, FL 33976 and Unknown Person in Possession of the Subject Property: 3008 50th Street West, Lehigh Acres, FL 33976
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:

LOT 15, BLOCK 24, UNIT 3, PLAT OF SECTION 12 TOWNSHIP 44 SOUTH, RANGE 26 EAST A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
more commonly known as 3008 50th Street West, Lehigh Acres, FL 33976.

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 day of 10/30/2026,

Kevin C. Karnes
Circuit and County Courts
(SEAL) By: N Wright-Angad
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
26-336048 FC01 SLE
November 6, 13, 2026 26-04766L

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-003755
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
VICKI STAUB, et al.,
Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LAURA STAUB, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN

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

LOT 85, WINKLER 39, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 75, PAGES 93 THROUGH 99, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, esq. Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this day of 10/30/2026

Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
(SEAL) By N Wright-Angad
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
26-21984FL
November 6, 13, 2026 26-04792L

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Brightwater Community Development District

Notice is hereby given to the public and all landowners within the Brightwater Community Development District (the **"District"**), comprised of approximately 339.04 acres in Lee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 24, 2026
Time: 2:00 p.m.
Place: Hyatt Place Fort Myers at the Forum
2600 Champion Ring Road
Fort Myers, Florida 33905

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2502 N. Rocky Point Road, Suite 1000, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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.

Audette Bruce, District Manager
4932-3392-8397, v. 1
October 30; November 6, 2026 26-04618L

THIRD INSERTION

STAR FARMS AT CAPE CORAL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Star Farms at Cape Coral Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on November 18, 2026, at 1:00 p.m., at Forestar, 9001 Daniels Parkway, Suite 101, Fort Myers, Florida 33912.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater improvements, water and wastewater utilities, offsite improvements, landscape, hardscape and irrigation, undergrounding of electrical, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Chesley (Chuck) E Adams. Jr.
District Manager
October 23, 30; November 6, 13, 2026 26-04536L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
LV10160
Business Observer

SUBSEQUENT INSERTIONS

--- ACTIONS ---

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-007289
IN RE: The Marriage of
Courtney Allen Saloy
Petitioner
and
Talicha Candelaria
Respondent
TO: Talicha Candelaria
8304 N Brooks Street, Tampa, Florida 33604-3346

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 Courtney Allen Saloy whose address is 111 Brenda's Way, Crestview, Florida 32536 on or before 11/30/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 10/20/2026

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

Oct. 30; Nov. 6, 13, 20, 2026
26-04635L

--- ESTATE / ACTIONS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26 CP 003179
Division PROBATE
IN RE: ESTATE OF
DR. MICHAEL FONG LEE
Deceased.

The administration of the estate of Dr. Michael Fong Lee, deceased, whose date of death was August 16, 2026, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901 . The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 10/30/2026.

Personal Representative:
Sally Corine Palmon
9311 Triana Terrace, Unit 3
Ft. Myers, Florida 33912

Attorney for Personal Representative:
John A. Moran, Esq.
Attorney
Florida Bar Number: 0718335
SANDBERG PHOENIX & VONGONTARD PC
PO Box 3948
Sarasota, FL 34230
Telephone: (941)-366-0115
E-Mail:
jmoran@sandbergphoenix.com
Secondary E-Mail:
lnoll@sandbergphoenix.com
Oct. 30; Nov. 6, 2026 26-04731L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002871
Division Probate
IN RE: ESTATE OF
DENNIS BRIAN WILLS
A/K/A DENNIS B. WILLS
A/K/A DENNIS WILLS
Deceased.

The administration of the estate of Dennis Brian Wills a/k/a Dennis B. Wills a/k/a Dennis Wills, 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 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 October 30, 2026.

Personal Representative:
Stephanie Sakoulas
3617 W. 121st Terrace
Leawood, Kansas 66209

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
Oct. 30; Nov. 6, 2026 26-04711L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 26-CA-002731

WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LWFT II TRUST 2024-1,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, JAMES W. IMHOF, DECEASED; et al,
Defendants.

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, JAMES W. IMHOF, DECEASED
28 Holly Dr North
Fort Myers, FL 33903
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:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, THENCE RUN SOUTHWARDLY ALONG THE EASTERLY LINE A DISTANCE OF 635.0 FEET, THENCE DEFLECT TO THE RIGHT 89° 26', AND RUN WESTWARDLY A DISTANCE OF 257.6 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERWARDLY A DISTANCE OF 85.0 FEET, THENCE DEFLECT TO THE RIGHT 91° 06' AND RUN NORTHWARDLY A DISTANCE OF 136.62 FEET (135.8 FEET PLAT); THENCE DEFLECT TO THE RIGHT 89°02' AND RUN EASTWARDLY A DISTANCE OF 85.0 FEET TO A POINT SET 136.5 FEET NORTHERLY FROM THE POINT OF BEGINNING; THENCE RUN SOUTHWARDLY 136.5 FEET TO THE POINT OF BEGINNING. TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A 25 FOOT STREET FRONTING SOUTHWARDLY OF SAID LOT.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Bradford Petrino, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 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 26th day of October, 2026.

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

Bradford Petrino, Esq.,
Lender Legal PLLC,
1800 Pembrook Drive, Suite 250,
Orlando, Florida 32810
LLS16662
Oct. 30; Nov. 6, 2026 26-04717L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2819
Division PROBATE
IN RE: ESTATE OF
RENEE MARIE MEYERS,
a/k/a RENEE M. MEYERS
Deceased.

The administration of the estate of RENEE MARIE MEYERS, a/k/a RENEE M. MEYERS, deceased, whose date of death was August 13, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Drive Martin Luther King JR. Blvd, Fort Myers, Florida 33901. The names and addresses of the Co-Personal Representatives and the 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.

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 Co-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. 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 October 30, 2026.

Co-Personal Representatives:
JACOB A. LIKUS
2564 Orange Avenue Northeast
Unit 309, Roanoke, Virginia 24012
JAYMIE A. LIKUS
4225 Fox Street, Unit 303
Orlando, Florida 32814

Attorney for Co-Personal Representatives:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
vic@swfloridalaw.com
Oct. 30; Nov. 6, 2026 26-04730L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000747
IN RE: ESTATE OF
DEEDEE JAMES MCGOVERN,
Deceased.

The administration of the estate of DeeDee James McGovern, deceased, whose date of death was May 25, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Ronald Hankins
1036 S. Mount Carmel Road
Brandon, Florida 33511-6735

Attorney for Personal Representative:
Lisa Curia George
Florida Bar Number: 1033829
Michael S. Hagen
Florida Bar Number: 454788
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
Oct. 30; Nov. 6, 2026 26-04732L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No. 26-CA-005674

PRESLEY NOEL HANSON a/k/a PRESLEY N. HANSON and CARMELINA BEATRIZ LUGO a/k/a CARMELINA B. LUGO,
Plaintiffs, v.
DAVID RAY HARTLEY, KAREN HARTLEY RINALDI, UNKNOWN HEIRS OF RUTH E. HARTLEY, deceased, and all parties having or claiming to have any right, title or interest in the property herein described,
Defendants.

TO: UNKNOWN HEIRS OF RUTH E. HARTLEY, deceased, and all parties having or claiming to have any right, title or interest in the property herein described

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

PARCEL NO. 15: Beginning at the southeast corner of Sec 32, T 47 S, R 25 E, and running northerly along the east boundary line of said Sec 32 a distance of 1768.5 feet, plus or minus, to a point of intersection with the north right of way line of Tarpon Avenue, thence westerly along said north right of way line of Tarpon Avenue a distance of 2439 feet, plus or minus, to a Concrete Monument, thence to the right 89° 46' 30" on common property line a distance of 350 feet to the point of beginning, thence left 89° 46' 30" a distance of 33 feet, thence right 89° 46' 30" a distance of 50 feet, thence right 90° 13' 30" a distance of 33 feet to a common property line, thence to the right with common property line 89° 46' 30" a distance of 50 feet to the point of beginning. The West 23 feet of aforementioned parcel of land being reserved forever for ingress and egress by water and canal.

AND the North ten feet of Parcel No. 16; Parcel No. 16 being described as follows:

Beginning at the southeast corner of Sec 32, T 47 S, R 25 E, and running northerly along the east boundary line of said Sec 32 a distance of 1768.5 feet, plus or minus, to a point of intersection with the north right of way line of Tarpon Avenue, thence westerly along said north right of way line of Tarpon Avenue a distance of 2439 feet, plus or minus, to a Concrete Monument, thence to the right 89° 46' 30" on a common property line a distance of 300 feet to the point of beginning, thence left 89° 46' 30" a distance of 33 feet, thence right 89° 46' 30" a distance of 50 feet, thence right 90° 13' 30" a distance of 33 feet to a common property line, thence to the right with common property line 89° 46' 30" a distance of 50 feet to the point of beginning. The West 23 feet of aforementioned parcel of land being reserved forever for ingress and egress by water and canal.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiffs' attorney, whose name, mailing address, email addresses and telephone number are

Alberto E. Lugo-Janer
P.O. Box 1468,
Windermere, FL 34786-1468
alugo-janer@pcc.law
alugo-janer@cplspa.com
lugojaner@earthlink.net
407-342-3122

on or before December 07, 2026, and file the original with the clerk of this court either before service on the plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

DATED: 10/26/2026

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

Alberto E. Lugo-Janer
P.O. Box 1468,
Windermere, FL 34786-1468
alugo-janer@pcc.law
alugo-janer@cplspa.com
lugojaner@earthlink.net
407-342-3122
Oct. 30; Nov. 6, 13, 20, 2026
26-04698L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006742

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM6,
Plaintiff, v.
EVER RODRIGUEZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 10, 2026 and entered in Case No. 25-CA-006742 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein EVER RODRIGUEZ, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on November 19, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

UNIT J-5, OF LOCHMOOR VILLAS CONDOMINIUM, A CONDMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1520, PAGES 287, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS

and commonly known as: 4789 ORANGE GROVE BLVD #J5, NORTH FORT MYERS, FL 33903 (the "Property").

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

WITNESS my hand and the seal of the court on 10/26/2026

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
Oct. 30; Nov. 6, 2026 26-04719L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-001765

NEWREZ LLC
Plaintiff(s), vs.
ROYNEL GONZALEZ ROMERO; UNITED STATES OF AMERICA; VIVIANA FONSECA; THE UNKNOWN SPOUSE OF ROYNEL GONZALEZ ROMERO; THE UNKNOWN SPOUSE OF VIVIANA FONSECA; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: ROYNEL GONZALEZ ROMERO
LAST KNOWN ADDRESS: 709 WILLOW DRIVE LEHIGH ACRES, FL 33936
CURRENT ADDRESS: UNKNOWN
TO: VIVIANA FONSECA
LAST KNOWN ADDRESS: 709 WILLOW DRIVE LEHIGH ACRES, FL 33936
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF ROYNEL GONZALEZ ROMERO
LAST KNOWN ADDRESS: 709 WILLOW DRIVE LEHIGH ACRES, FL 33936
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF VIVIANA FONSECA
LAST KNOWN ADDRESS: 709 WILLOW DRIVE LEHIGH ACRES, FL 33936
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Lee County, Florida, to foreclose certain real property described as follows:

LOT 10, BLOCK 9A, WILLOW LAKE A PLAT OF BLOCKS 8, 9, 10, UNIT 2, SECTION 33 TOWNSHIP 44 SOUTH RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 49, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 709 Willow Drive, Lehigh Acres, FL 33936

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of 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.

DATED this the 26th day of October, 2026.

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

Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-003136-1
Oct. 30; Nov. 6, 2026 26-04699L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

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**
and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**



--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF ACTION IN EMINENT DOMAIN
AND NOTICE OF HEARING FOR CONSTRUCTIVE SERVICE OF PROCESS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-CA-5739
Parcel 300A & 300B

LEE COUNTY, a political subdivision of the State of Florida,
Petitioner, vs.
JAMERSON FARMS ENTERPRISES, LLC, A Florida Limited Liability Company, JAMERSON FARMS LLP, JAMERSON FARMS OPERATIONS LLC, a Florida Limited Liability Company, DAVID JAMERSON, LLC, a Florida Limited Liability Company, METROPOLITAN LIFE INSURANCE COMPANY, SYNOVUS BANK, LEE COUNTY ELECTRIC COOPERATIVE, INC., FLORIDA POWER & LIGHT COMPANY, LEE COUNTY TAX COLLECTOR,
Respondents.

TO: All Respondents named in Exhibit 1, attached; all parties claiming interests by, through, under or against the named Respondents; and all parties having or claiming to have any right, title or interest in the property described in Exhibit 2.

A petition in eminent domain has been filed to acquire certain property interests in Lee County, Florida.

Each Respondent is required to serve written defenses to the petition on Petitioner's attorney, whose name and address is shown below, on or before December 4, 2026, and to file the original of the defenses with the clerk of this court either before service on Petitioner's attorney or immediately thereafter, showing what right, title, interest or lien Respondent has in, on, or to the property described in the petition and to show cause why that property should not be taken for the use and purposes set forth in the petition. A default for the relief demanded in the petition will be entered against any Respondent who fails to do so.

PLEASE TAKE NOTICE that a declaration of taking has been filed in this action and that Petitioner will petition for an order of taking and any other order the Court deems proper before the Honorable Alane Laboda, one of the judges of the above-styled Court, on the 15th day of February 2027, at 9:30a.m., in Courtroom 4-O, Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901. All Respondents in this action may request a hearing at the time and place designated and be heard. Any Respondent failing to file a request for hearing waives any right to object to the 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 the seal of this Court on the 23rd day of October, 2026.

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

Exhibit 1

NAME
Synovus Bank successor by merger to First Florida Bank
33 W 14th Street, Columbus, GA 31901

INTEREST
Mortgage Holder

EXHIBIT 2

ALICO ROAD PARCEL 300A
LEGAL DESCRIPTION AND SKETCH
A PARCEL LYING IN THE NORTHEAST 1/4 OF
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

Page 1 of 4

DESCRIPTION:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3719, PAGE 1331, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S01°04'33"E ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 254.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 82 AS SHOWN ON FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 1207-101; THENCE S64°22'06"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 318.64 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S64°22'06"E, A DISTANCE OF 1875.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALICO ROAD CORRIDOR AS DESCRIBED IN INSTRUMENT NUMBER 2010000245929, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S40°37'54"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 96.05 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY N64°22'06"W, A DISTANCE OF 233.23 FEET; THENCE N25°32'08"E, A DISTANCE OF 15.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10,121.50 FEET, AND A CENTRAL ANGLE OF 04°33'25", BEING SUBTENDED BY A CHORD BEARING N61°55'50"W, AND A CHORD DISTANCE OF 804.79 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 805.01 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 9,896.50 FEET, AND A CENTRAL ANGLE OF 04°42'59", BEING SUBTENDED BY A CHORD BEARING N62°00'37"W, AND A CHORD DISTANCE OF 814.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 814.62 FEET; THENCE N25°37'54"E, A DISTANCE OF 10.00 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 82 AND THE **POINT OF BEGINNING**.

CONTAINING 2.14 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14 BEARING S01°04'33"E.

J:\Active\21-1324 Alico Connector JEI\Working\Randy\Legals & Sketches\Revised Parcel 1 (300A)\21-1324_LS_PARCEL 1.dwg 11/15/2024 9:25:41 AM

DARREN K. TOWNSEND License Number 6476 STATE OF FLORIDA Professional Surveyor & Mapper

Digitally signed by Darren Townsend
Date: 2024.11.15 11:23:00 -05'00'

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE. NO. 6476

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:
1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
3. THIS IS NOT A BOUNDARY SURVEY.
4. REVISED TO ADD PARCEL NUMBER 11-15-2024.

AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

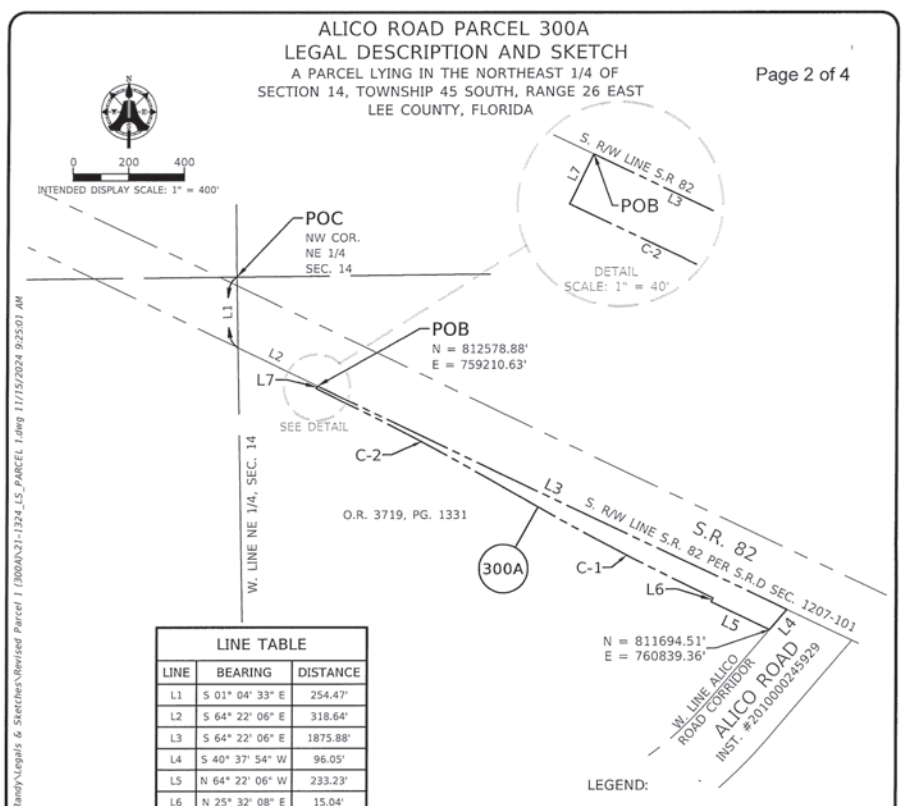
LEGAL DESCRIPTION & SKETCH: ALICO ROAD PARCEL 300A

DRAWN:	CHECKED:	CLIENT:			
RH 03-29-2024	DT 03-29-2024	LEE COUNTY DOT			
PROJECT NO.:	SECTION:	TOWNSHIP:	RANGE:	COUNTY:	SHEET 1 OF 2
21-1324	14	45 S	26 E	LEE	

EXHIBIT 2

ALICO ROAD PARCEL 300A
LEGAL DESCRIPTION AND SKETCH
A PARCEL LYING IN THE NORTHEAST 1/4 OF
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

Page 2 of 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01° 04' 33" E	254.47'
L2	S 64° 22' 06" E	318.64'
L3	S 64° 22' 06" E	1875.88'
L4	S 40° 37' 54" W	96.05'
L5	N 64° 22' 06" W	233.23'
L6	N 25° 32' 08" E	15.04'
L7	N 25° 37' 54" E	10.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	805.01'	10121.50'	004° 33' 25"	N 61° 55' 50" W	804.79'
C-2	814.62'	9896.50'	004° 42' 59"	N 62° 00' 37" W	814.39'

LEGEND:

COR.	= CORNER
INST.	= INSTRUMENT
O.R.	= OFFICIAL RECORD BOOK
PG.	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.R.	= STATE ROAD
S.R.D.	= STATE ROAD DEPARTMENT

NOTES:
1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED DESCRIPTION.
3. THIS IS NOT A BOUNDARY SURVEY.
4. REVISED TO ADD PARCEL NUMBER 11-15-2024.

(COORDINATES SOWN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)

J:\Active\21-1324 Alico Connector JEI\Working\Randy\Legals & Sketches\Revised Parcel 1 (300A)\21-1324_LS_PARCEL 1.dwg 11/15/2024 9:25:01 AM

AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH: ALICO ROAD PARCEL 300A

DRAWN:	CHECKED:	CLIENT:			
RH 03-29-2024	DT 03-29-2024	LEE COUNTY DOT			
PROJECT NO.:	SECTION:	TOWNSHIP:	RANGE:	COUNTY:	SHEET 2 OF 2
21-1324	14	45 S	26 E	LEE	

--- PUBLIC SALES ---

Continued from previous page

EXHIBIT 2

ALICO ROAD PARCEL 300B
LEGAL DESCRIPTION AND SKETCH
A PARCEL LYING IN THE NORTHEAST 1/4 OF
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

Page 3 of 4

DESCRIPTION:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3719, PAGE 1331, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE N01°14'56"W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 908.92 FEET TO THE **POINT OF BEGINNING**; THENCE N64°22'06"W, A DISTANCE OF 150.79 FEET; THENCE S72°19'02"W, A DISTANCE OF 216.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1165.00 FEET, AND A CENTRAL ANGLE OF 33°42'12", BEING SUBTENDED BY A CHORD BEARING S56°53'17"W, AND A CHORD DISTANCE OF 675.46 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 685.29 FEET; THENCE S84°14'09"W, A DISTANCE OF 107.50 FEET; THENCE S76°18'19"W, A DISTANCE OF 150.00 FEET; THENCE N13°41'41"W, A DISTANCE OF 9.00 FEET; THENCE S76°18'19"W, A DISTANCE OF 450.00 FEET; THENCE N13°41'41"W, A DISTANCE OF 20.00 FEET; THENCE S76°18'19"W, A DISTANCE OF 159.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 829.93 FEET, AND A CENTRAL ANGLE OF 06°54'38", BEING SUBTENDED BY A CHORD BEARING S72°51'00"W, AND A CHORD DISTANCE OF 100.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 100.10 FEET TO A POINT OF CUSP ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ALICO ROAD CORRIDOR AS DESCRIBED IN INSTRUMENT NUMBER 2010000245929, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) CALLS: 1) N69°23'41"E, A DISTANCE OF 448.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1557.39 FEET, AND A CENTRAL ANGLE OF 28°45'47", BEING SUBTENDED BY A CHORD BEARING N55°00'47"E, AND A CHORD DISTANCE OF 773.64 FEET; 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 781.83 FEET; 3) N40°37'54"E, A DISTANCE OF 487.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 82 AS SHOWN ON FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 1207-101; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) CALLS: 1) THENCE S64°22'06"E, A DISTANCE OF 26.56 FEET; 2) S64°21'23"E, A DISTANCE OF 506.74 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S01°14'56"E ALONG THE SAID EAST LINE, A DISTANCE OF 179.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9.66 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14 BEARING N01°14'56"W.

NOTES:
1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
3. THIS IS NOT A BOUNDARY SURVEY.
4. REVISED TO ADD PARCEL NUMBER 11-15-2024

DARREN K. TOWNSEND License Number 6476 STATE OF FLORIDA Professional Surveyor & Mapper
Digitally signed by Darren Townsend
Date: 2024.11.15 11:23:39 -05'00'

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE. NO. 6476
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

J:\Active\21-1324 Alico Connector JEI\Working\Randy\Legals & Sketches\Revised Parcel 2 (300B)\21-1324_LS_PARCEL 2.dwg 11/15/2024 9:31:56 AM

AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH: ALICO ROAD PARCEL 300B

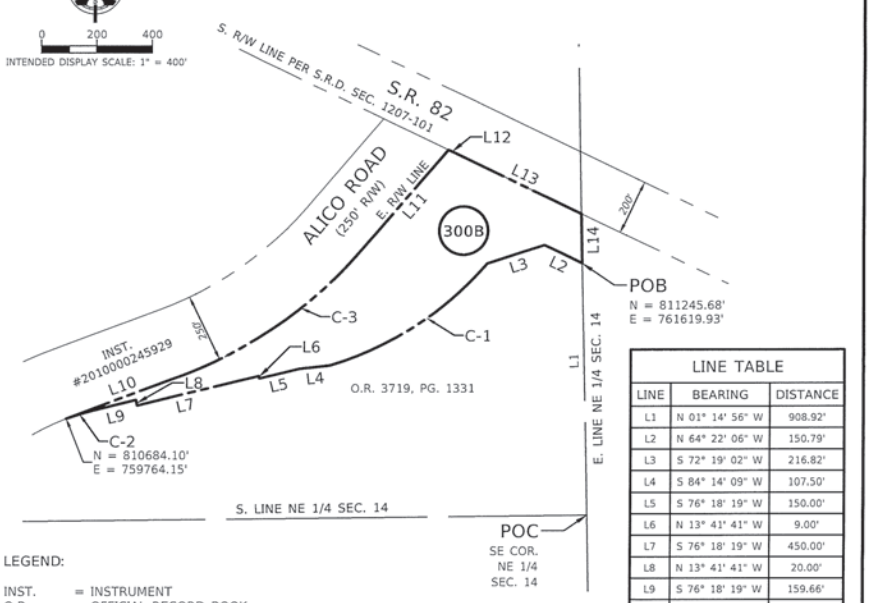
DRAWN:	CHECKED:	CLIENT:			
RH 03-29-2024	DT 03-29-2024	LEE COUNTY DOT			
PROJECT NO.:	SECTION:	TOWNSHIP:	RANGE:	COUNTY:	SHEET 1 OF 2
21-1324	14	45 S	26 E	LEE	

eFiled Lee County Clerk of Courts Page 6

EXHIBIT 2

ALICO ROAD PARCEL 300B
LEGAL DESCRIPTION AND SKETCH
A PARCEL LYING IN THE NORTHEAST 1/4 OF
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

Page 4 of 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01° 14' 56" W	908.92'
L2	N 64° 22' 06" W	150.79'
L3	S 72° 19' 02" W	216.82'
L4	S 84° 14' 09" W	107.50'
L5	S 76° 18' 19" W	150.00'
L6	N 13° 41' 41" W	9.00'
L7	S 76° 18' 19" W	450.00'
L8	N 13° 41' 41" W	20.00'
L9	S 76° 18' 19" W	159.66'
L10	N 69° 23' 41" E	448.60'
L11	N 40° 37' 54" E	487.37'
L12	S 64° 22' 06" E	26.56'
L13	S 64° 21' 23" E	506.74'
L14	S 01° 14' 56" E	179.01'

LEGEND:

INST.	=	INSTRUMENT
O.R.	=	OFFICIAL RECORD BOOK
PG.	=	PAGE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PSM	=	PROFESSIONAL SURVEYOR & MAPPER
R	=	RADIUS
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
S.R.	=	STATE ROAD
S.R.D.	=	STATE ROAD DEPARTMENT

NOTES:
1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED DESCRIPTION.
3. THIS IS NOT A SURVEY.
4. REVISED TO ADD PARCEL NUMBER 11-15-2024

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	685.29'	1165.00'	033° 42' 12"	S 56° 53' 17" W	675.46'
C-2	100.10'	829.93'	006° 54' 38"	S 72° 51' 00" W	100.04'
C-3	781.83'	1557.39'	028° 45' 47"	N 55° 00' 47" E	773.64'

(COORDINATES SHOWN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)

J:\Active\21-1324 Alico Connector JEI\Working\Randy\Legals & Sketches\Revised Parcel 2 (300B)\21-1324_LS_PARCEL 2.dwg 11/15/2024 9:34:07 AM

AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH: ALICO ROAD PARCEL 300B

DRAWN:	CHECKED:	CLIENT:			
RH 03-29-2024	DT 03-29-2024	LEE COUNTY DOT			
PROJECT NO.:	SECTION:	TOWNSHIP:	RANGE:	COUNTY:	SHEET 2 OF 2
21-1324	14	45 S	26 E	LEE	

eFiled Lee County Clerk of Courts Page 7

October 30; November 6, 2026 26-04687L

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE
CASE NO.: 26-CP-2826
IN RE: ESTATE OF STANLEY EUGENE PRENTICE,
Deceased.

The administration of the Estate of STANLEY PRENTICE, deceased, file no.: 26-cp-2826 is pending in the Circuit Court for Lee County, Florida Probate Division, the address of which is Lee County Justice Center 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court 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 the decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative or curator has no duty to discovery 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 Florid Uniform Disposition of Community Property Rights at Death Act applies or may apply (as described in Sections 732.261-732.228, Florida Statutes) unless a written demand is made by a creditor as specified in Section 732.2211, Florida Statutes.

ALL THE 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 dates of publication of this Notice are October 30 and November 6, 2026.

Personal Representative:
Jarod Prentice
1026 NW 8th Ter.
Cape Coral, Florida 33993
Attorney for Personal Representative:
MICHAEL E. MUMMERT, ESQUIRE
FBN. 10069
SARAH FOUGERE, ESQUIRE
FBN. 1059501
1375 Jackson Street, Suite 204
Fort Myers, Florida 33901
Phone: 239-597-9999
Fax: 239-597-9974
mmummert@mummertlawfirm.com
service@mummertlawfirm.com
Oct. 30; Nov. 6, 2026 26-04666L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3078
Division Probate
IN RE: ESTATE OF ELIZABETH BERNARD SHANDOR A/K/A ELIZABETH B. SHANDOR
Deceased.

The administration of the estate of Elizabeth Bernard Shandor a/k/a Elizabeth B. Shandor, deceased, whose date of death was September 8, 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 October 30, 2026.

Personal Representative:
Stephen T. Shandor
363 South Highland Ave., Apt. 903
Pittsburgh, Pennsylvania 15206
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
Oct. 30; Nov. 6, 2026 26-04625L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2739
IN RE: ESTATE OF JOHN F. BLAIS, JR., a/k/a JOHN FRANCIS BLAIS, JR.,
Deceased.

The administration of the Estate of JOHN F. BLAIS, JR., a/k/a JOHN FRANCIS BLAIS, JR., deceased, whose date of death was May 30, 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 Co-Personal Representatives and the Co-Personal Representatives' 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 ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 October 30, 2026.

The Co-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 (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

Co-Personal Representatives:
ROCHELLE C. BLAIS
c/o Cummings & Lockwood, LLC
FINEMARK BANK & TRUST,
a division of Commerce Bank
8695 College Parkway, Suite 100
Fort Myers, FL 33919
Attorney for the Co-Personal Representatives:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
9768891.1.docx
10/21/2026 CM:000099-4129
Oct. 30; Nov. 6, 2026 26-04627L

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-002938
Division: Rachael Spring Loukonen
IN RE: ESTATE OF PAMELA LEE FRIEDMAN a/k/a PAMELA L. FRIEDMAN,
Deceased

The ancillary administration of the Estate of PAMELA LEE FRIEDMAN a/k/a PAMELA L. FRIEDMAN, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is: 10/30/2026

Ancillary Personal Representative:
ROBERT PALMER
4422 SE 19 Avenue
Cape Coral, FL 33904
Attorney for Ancillary Personal Representative:
SEAN M. LEBOWITZ, ESQ.
Florida Bar Number: 44442
GUTTER CHAVES
2101 NW Corporate Boulevard,
Suite 107
Boca Raton, FL 33431-7343
Telephone: (561) 998-7847
Fax: (561) 998-2642
E-mail: slebowitz@floridatax.com
Secondary E-mail:
csantomartino@floridatax.com
Oct. 30; Nov. 6, 2026 26-04628L



SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE ACTION
Case No.: 26-CP-001386
IN RE: ESTATE OF: EVA BARNETT BICKEL,
Deceased.

The administration of the Estate of EVA BARNETT BICKEL, whose date of death was February 2, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The name and address of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

EDWIN H. BICKEL, III,
Personal Representative

Carlena E. Hull
Attorney for Petitioner(s)
Florida Bar No.: 1024079
9240 Bonita Beach Rd., Suite 1117
Bonita Springs, FL 34135
Telephone: (239)220-3100
Email: carlena@costpluslegal.com
Oct. 30; Nov. 6, 2026 26-04626L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case Number: 2026-CA-000995
BAGAMAM DEVELOPMENT CORPORATION, a Florida corporation d/b/a Argram; and CARLOS A. FRIZONE, as Trustee of the Carlos H. Frizone Revocable Trust dated October 23, 2024, Plaintiffs, v.
NAPLES FLORIDA BEACH COUNTRY COMPANY, LLC, a Florida limited liability company; REGINA BROSELLE, an individual; and any other unknown heirs, devisees, grantees, creditors, tenants in possession and other unknown persons or unknown spouse claiming by, through and under the above-named Defendants, Defendants.

NOTICE IS HEREBY given as required by a FINAL JUDGMENT OF FORECLOSURE filed on October 22, 2026 and entered in Case No. 2026-CA-000995 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where EQUITY PARTNERS 138, LLC, is the substitute Plaintiff and NAPLES FLORIDA BEACH COUNTRY COMPANY, LLC, a Florida limited liability company; REGINA BROSELLE, and any other unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouse claiming by, through and under any of the above-named Defendants, are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on the November 19, 2026, the following described property in accordance with the Final Judgment of Foreclosur:

LOT 28, LEDFORD SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Parcel Identification #.: 32-47-25-B3-00300.0280
A/K/A: 4805 Gary Road, Bonita Springs, Florida 34134.
. (the "Property").

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

Dated this day of 10/23/2026
CLERK OF THE CIRCUIT COURT
Kevin C. Karnes
Lee County Clerk of Court
(SEAL) By: N Wright-Angad
as Deputy Clerk

The Dorcey Law Firm, PLC
10181 Six Mile Cypress Parkway,
Suite C
Fort Myers, FL 3396
Oct. 30; Nov. 6, 2026 26-04653L

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
FILE NO.: 2026-CP-002953
PROBATE DIVISION
IN RE: ESTATE OF CHRISTINE ELIZABETH BRANDT,
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 CHRISTINE ELIZABETH BRANDT, deceased, File Number 2026-CP-002953; by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469 Ft. Myers, FL 33902; that the Decedent's date of death was February 2, 2026; that the total value of the estate is Twenty-Eight Thousand Dollars ($28,000) and that the names and addresses of those to whom it has been assigned by such Order are:

Beneficiaries: Address
DIANE BRANDT and U.S. BANK NATIONAL ASSOCIATION,
as Co-Trustees of the CHRISTINE ELIZABETH BRANDT TRUST DECLARATION, dated October 12, 2007, as amended
7882 E. 6th Place
Denver, CO 80230

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 October 30, 2026.

Person Giving Notice:
DIANE BRANDT
7882 E 6th Place
Denver, CO 80230

Attorney for Person Giving Notice:
DALLAS E. KLEMMER, ESQ.
Florida Bar No. 1044938
Quarles & Brady LLP
1395 Panther Lane, Suite 300
Naples, Florida 34109
Telephone: 239-262-5959
Email: Dallas.Klemmer@Quarles.com
Secondary Email:
Janine.Gunyan@Quarles.com
QB\105263449.1
Oct. 30; Nov. 6, 2026 26-04638L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-3143
IN RE: ESTATE OF MARJORIE ANN SMITH,
Deceased.

The administration of the Estate of MARJORIE ANN SMITH, deceased, whose date of death was September 28, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

TIMOTHY SMITH
Personal Representative

/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
Oct. 30; Nov. 6, 2026 26-04640L

--- ESTATE ---

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-003015
IN RE: ESTATE OF JEFFREY CONRAD PETTICORD, a/k/a JEFFREY C. PETTICORD,
Deceased.

The administration of the estate of JEFFREY CONRAD PETTICORD, also known as JEFFREY C. PETTICORD, deceased, whose date of death was August 22, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 October 30, 2026.

/s/ Michelle P. Spencer
Personal Representative:
MICHELLE PETTICORD SPENCER, also known as MICHELLE P. SPENCER
1346 Virginia Drive
Ellisville, Missouri 63011

/s/ Gregory J. Nussbickel
Attorney for Personal Representative:
GREGORY J. NUSSBICKEL, Esquire
Florida Bar Number: 0580643
The Nussbickel Law Firm P.A.
12487 Brantley Commons Court
Fort Myers, Florida 33907
Telephone: (239) 900-WILL (9455)
E-Mail: Greg@Will.Estate
Secondary E-Mail:
Christine@Will.Estate
Secondary E-Mail: assist@will.estate
Oct. 30; Nov. 6, 2026 26-04624L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002913
Division Probate
IN RE: ESTATE OF MARY ELLEN WOODS
Deceased.

The administration of the estate of MARY ELLEN WOODS, deceased, whose date of death was May 25, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 October 30, 2026.

Personal Representative:
DocuSigned by: Patricia McNally
PATRICIA MCNALLY
171 Estrellita Drive
Fort Myers Beach, Florida 33931

Attorney for Personal Representative:
Signed by: Christina B. Davidow, Esq.
CHRISTINA B. DAVIDOW, ESQ.
Attorney for Personal Representative
Florida Bar Number: 66356
Willis & Davidow,
Attorneys at Law, LLC
9015 Strada Stell Ct., Suite 106
Naples, Florida 34109
Telephone: (239) 465-0531
Fax: (888) 435-0911
E-Mail: cdavidow@willisdavidow.com
Oct. 30; Nov. 6, 2026 26-04639L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001453
NEWREZ LLC,
Plaintiff, v.
DANIELLY ALVES; UNKNOWN SPOUSE OF DANIELLY ALVES; RAMIRO ROSAS CORTES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated October 22, 20206 entered in Civil Case No. 26-CA-001453 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC, Plaintiff and DANIELLY ALVES; UNKNOWN SPOUSE OF DANIELLY ALVES; RAMIRO ROSAS CORTES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 n/k/a ROLANDO ADAN and UNKNOWN TENANT #2 n/k/a LILISVET PEREZ, are Defendant(s), Kevin 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 December 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

LOTS 9 AND 10, BLOCK 2501, CAPE CORAL UNIT 36, PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 1825 NE 5th Ct, Cape Coral, FL 33909

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

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

10/23/2026
KEVIN KARNES
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N Wright-Angad
DEPUTY CLERK OF COURT

Submitted By: Barron Becker
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No.: 601141.000009
Oct. 30; Nov. 6, 2026 26-04661L

--- SALES ---

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006368
DIVISION: Q
CORDERA HOMEOWNERS' ASSOCIATION, INC.,
Plaintiff, v.
CHANTELLE BRITTNEY FISH, JADIEN BETTEN,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated OCTOBER 21, 2026, and entered in Case No. 25-CA-006368 of the Circuit Court of the Twenty Judicial Circuit in and for Lee County, Florida, wherein CORDERA HOMEOWNERS' ASSOCIATION, INCis Plaintiff, and CHANTELLE BRITTNEY FISH, JADIEN BETTEN are the Defendants, that the Clerk of the Court will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com Lee County, Florida, at 9:00 A.M. on the 3RD day of DECEMBER, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 70, CORDERA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT INSTRUMENT NO. 2014000173120, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATE IN THE COUNTY OF LEE, STATE OF FLORIDA.
Street Address: 10820 Alvara Way, Bonita Springs, Florida 34135.

Name of Clerk Making the Sale: Kevin C. Karnes, Lee County Clerk of Courts

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.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS DOCUMENT IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 10/21/2026
Kevin C. Karnes
Clerk of Lee Court, Florida
(SEAL) By: T Mann
Deputy Clerk

WASSERSTEIN, P.A.
301 Yamato Road, Suite 2199
Boca Raton, Florida 33431
Tel.: (561) 288-3999
Primary E-Mail:
danw@wassersteinpa.com
By: /s Daniel Wasserstein
DANIEL WASSERSTEIN, ESQ.
Florida Bar No. 42840
Oct. 30; Nov. 6, 2026 26-04629L

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-007038
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
ADAM THEODORE STYKEMAIN; CATHERINE JEAN STYKEMAIN; THE UNKNOWN SPOUSE OF ADAM THEODORE STYKEMAIN; THE UNKNOWN SPOUSE OF CATHERINE JEAN STYKEMAIN; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 21, 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 19th day of November, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOTS 17 AND 18, BLOCK 2862, CAPE CORAL UNIT 41, A SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGES 2 THROUGH 14, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 1104 Northwest 12th Lane, Cape Coral, FL 33993

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

10/21/2026
Kevin Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk

Padgett Law Group, Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-015373-1
Oct. 30; Nov. 6, 2026 26-04630L

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. 26-CA-002140
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H1 MORTGAGE TRUST,
Plaintiff, vs.
NEDER ANTONIO AGUILAR SANCHEZ AND LINA ORTIZ et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2026, and entered in 26-CA-002140 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H1 MORTGAGE TRUST is the Plaintiff and NEDER ANTONIO AGUILAR SANCHEZ; LINA ORTIZ 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 November 19, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WESTERLY 70 FEET OF THE SOUTH 100 FEET OF THE WEST 1/2 OF LOT 13, MARIANA HEIGHTS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 73, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO KNOWN AS THE WEST 70 FEET OF LOT 16, EVERGREEN ACRES, AN UNRECORDED SUBDIVISION.
Property Address: 88 EVERGREEN RD, NORTH FORT MYERS, FL 33903

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

Dated this 10/22/2026
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
25-381415 - MaM
Oct. 30; Nov. 6, 2026 26-04631L

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-006732
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
KRISTEN LEIGH ALFORD A/K/A KRISTEN ALFORD, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 30, 2026 in Civil Case No. 25-CA-006732 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and Kristen Leigh Alford a/k/a Kristen Alford, 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 November 19, 2026, at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 71 and 72, Block 5575, Cape Coral Unit 84, a subdivision according to the plat thereof as recorded in Plat Book 24, Pages 30 through 48, inclusive, of the Public Records of Lee County, Florida.
Address: 911 NE 35th Ln, 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 this 10/22/2026
Kevin C. Karnes
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: T Mann

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-14064FL
Oct. 30; Nov. 6, 2026 26-04633L

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-003455
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
YENIER OSO GOMEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 22, 2026, and entered in 26-CA-003455 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and YENIER OSO GOMEZ 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 November 19, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST ONE-HALF OF LOT 12, BLOCK 19, UNIT 5, LEHIGH ACRES, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 34, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 2801 EAST 9TH ST, 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 in accordance with Florida Statutes, Section 45.031.

Dated this 10/22/2026

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
26-416309 - MaM
Oct. 30; Nov. 6, 2026 26-04632L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-000089
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
ZOEY ANNE SMITH, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on December 3, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lot 5, Block 8, PLAT OF UNIT 2 WILLOW LAKE ADDITION 1 SECTION 4, TWP 45 S., RGE 27 E., A SUBDIVISION OF LEHIGH ACRES, according to Map or Plat thereof as recorded in Plat Book 18, Page 155, of the Public Records of Lee County, Florida.
Property Address: 509 Shadyside Street, Lehigh Acres, FL 33936

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

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

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

WITNESS my hand and official seal of this Honorable Court this day of 10/23/2026,

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

Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
Oct. 30; Nov. 6, 2026 26-04650L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CC-1436
FAVAZZA ELECTRIC, INC., a Florida corporation,
Plaintiff, v.
NICANOR M. GUEVARRA, JR., a natural person,
Defendant.

Notice is given that pursuant to the Amended Summary Final Judgment of Foreclosure dated October 12, 2026, entered in Case No. 26-CC-1436 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which FAVAZZA ELECTRIC, INC is the Plaintiff, and NICANOR M. GUEVARRA, JR., the Defendant, the Clerk of the Circuit Court in and for Lee County 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. Eastern Time on the 19th day of November, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure against Defendant, NICANOR M. GUEVARRA, JR. Located in Lee County, at the Real Property address of:

LOT 12, 13 AND 14, BLOCK 5939, CAPE CORAL UNIT 93, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 1, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Identification No.: 32-44-23-C3-05939.0120

Subject to any prior liens or encumbrances.

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 10/22/2026

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

ALOIA, ROLAND, LUBELL, PLLC
Attorneys for Plaintiff
2222 Second Street
Fort Myers, FL 33901
Tel: (239) 791 – 7950
Fax: (239) 791 – 7951
sdommerich@lawdefined.com
sgoodwin@lawdefined.com
By: /s/ Stephen W. Dommerich
STEPHEN W. DOMMERICH
Florida Bar No. 111458
Oct. 30; Nov. 6, 2026 26-04634L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-CA-004059
SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation,
Plaintiff, vs.
KATHLEEN RAE STIGAR, UNKNOWN SPOUSE OF KATHLEEN RAE STIGAR, OSCAR MIKE MUSHROOMS LLC, a Florida limited liability company, LOVER'S KEY BEACH CLUB & RESORT CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, ANDERSON DOCK & LIFT CO., a Florida corporation and UNKNOWN TENANTS IN POSSESSION,
Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 22nd day of October, 2026, in Civil Action No. 2026-CA-004059, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which KATHLEEN RAE STIGAR is the Defendant, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 19th of November, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Residential Unit No. 101, LOVER'S KEY BEACH CLUB & RESORT, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 3226, page 3797, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.
8771 Estero Boulevard, Unit 101, Bonita Springs, 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 in accordance with Florida Statutes, Section 45.031.

Dated this 23 day of October, 2026.

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

M. Brian Cheffer,
Attorney for Plaintiff,
Cheffer & Hagan, P.A.,
2120 McGregor Boulevard,
Fort Myers, FL 33901, 239-334-1381
Oct. 30; Nov. 6, 2026 26-04651L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 25-CC-5532
OLD BRIDGE VILLAGE CO-OP, INC., a Florida Corporation,
Plaintiff, v.
BENJAMIN SURUFKA, Individually, and UNKNOWN TENANT(S)/OCCUPANT(S),
Defendants.

Notice is given that pursuant to the Amended Order Granting Plaintiff's Motion for Default Final Summary Judgment as to All Counts of Plaintiff's Complaint and Entering Final Judgment Against Benjamin Surufka dated October 21, 2026, entered in Case No. 2025-CC-5532 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which OLD BRIDGE VILLAGE CO-OP, INC. is the Plaintiff, and BENJAMIN SURUFKA, the Defendant, the Clerk of the Circuit Court in and for Lee County 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. Eastern Time on the 19th day of November, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure against Defendant, BENJAMIN SURUFKA, located in Lee County, at the Real Property address of:

Lot #51, Old Bridge Village, f/k/a Old Bridge Park, a/k/a 14512 Plymouth Bend, North Fort Myers, FL 33917
More specifically: the 52' 0" 1977 Fleetwood Mobile Home Unit identified by the Florida Department of Highway Safety and Motor Vehicles as Vehicle Identification Number FLFL1A626320017, subject to any prior liens or encumbrances:

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 10/23/2026

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

ALOIA, ROLAND, LUBELL, PLLC
Attorneys for Plaintiff
2222 Second Street
Fort Myers, FL 33901
Tel: (239) 791 – 7950
Fax: (239) 791 – 7951
sdommerich@lawdefined.com
sgoodwin@lawdefined.com
By: /s/ Stephen W. Dommerich
STEPHEN W. DOMMERICH
Florida Bar No. 111458
Oct. 30; Nov. 6, 2026 26-04648L

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. 26-CA-000717
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
MERCEDES ISENBLETTER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 22, 2026 in Civil Case No. 26-CA-000717 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and Mercedes Isenbletter, 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 November 19, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 7 AND 8, BLOCK 1110, CAPE CORAL UNIT 23, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 40 THROUGH 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Address: 537 SE 1st Ter, Cape Coral, FL 33990

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

Dated this 10/22/2026

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

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-19394FL
Oct. 30; Nov. 6, 2026 26-04637L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
24-CA-000977
NATIONS DIRECT MORTGAGE, LLC,
Plaintiff, VS.
AMY J. KERNS A/K/A AMY JO KERNS; UNKNOWN SPOUSE OF AMY J. KERNS A/K/A AMY JO KERNS; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ONEMAIN CONSUMER LOAN, INC.; BRECKENRIDGE ASSOCIATION, INC.; VILLAGE ON GOLDEN POND AT BRECKENRIDGE HOMEOWNERS' 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 October 3, 2025 in Civil Case No. 24-CA-000977, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, NATIONS DIRECT MORTGAGE, LLC is the Plaintiff, and AMY J. KERNS A/K/A AMY JO KERNS; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ONEMAIN CONSUMER LOAN, INC.; BRECKENRIDGE ASSOCIATION, INC.; VILLAGE ON GOLDEN POND AT BRECKENRIDGE HOMEOWNERS' 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 December 3, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 8 & 9, SAN CARLOS PARK #7 UNRECORDED, BLOCK 103, RECORDED IN DEED BOOK 315 PAGE 149 IN THE LEE COUNTY, FLORIDA PROPERTY RECORDS

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 10/23/2026.

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
1100-949B
Ref# 28130
Oct. 30; Nov. 6, 2026 26-04647L

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-004038
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
DOMINIC M. MONTANEZ, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on December 3, 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 57 and 58, Block 453, CAPE CORAL UNIT 14, according to the map or plat thereof, as recorded in Plat Book 13, Pages 61 through 68, of the Public Records of Lee County, Florida.
Property Address: 3632 SE 8th Place, 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 10/23/2026

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
Oct. 30; Nov. 6, 2026 26-04652L

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-0054505
JEAN CORCORAN,
Plaintiff, v.
THE ESTATE OF OLGA NELLIS, deceased; the unknown spouse, heirs, devisees, grantees, creditors, and other claimants of OLGA NELLIS, deceased; and ALL OTHER PERSONS CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED HEREIN,
Defendants.

TO: THE ESTATE OF OLGA NELLIS, deceased; the unknown spouse, heirs, devisees, grantees, creditors, and other claimants of OLGA NELLIS, deceased; and ALL OTHER PERSONS CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, including Unknown Heirs, Devisees, Grantees, Creditors, and Other Unknown Persons or Unknown Spouses Address Unknown.

YOU ARE NOTIFIED that an action has been filed against you for quiet title under Chapter 65, Florida Statutes, for the following premises located in Lee County, Florida:

"LOT 9, BLOCK 87, 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."

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Maria Bryant, Esq., The Haba Law Firm, 12420 Pebble Stone Court, Fort Myers, FL 33913 on or before November 30, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED ON THIS 21st day of October, 2026.

Kevin C. Karnes
Clerk of Courts
(SEAL) K Shoap

Maria Bryant, Esq.
mariabryant@habalaw.com
Oct. 30; Nov. 6, 13, 20, 2026
26-04636L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
Case No. 26-CA-5582
FUGH, LLC, a Florida limited liability company,
Plaintiff, v.
ROMAN WILSON,
Defendant.

STATE OF FLORIDA
To: ROMAN WILSON and all parties having or claiming to have any right, title or interest in the below-described, whose residence is unknown.

YOU ARE NOTIFIED that an action to quiet title to the following property in Sarasota County, Florida:

LEHIGH ACRES UNIT 7 BLK 61 PB 15 PG 50 LOT 6
a.k.a. 3413 52nd Street W, Le-High Acres, FL 3971

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before December 2, 2026 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198 Ave, Miami, FL 33187 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.

DATED this 23 day of October, 2026.

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

Vestalia Aylsworth, Esq.,
Plaintiff's attorney,
21101 SW 198 Ave,
Miami, FL 33187
Oct. 30; Nov. 6, 13, 20, 2026
26-04674L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386 and select the appropriate County name from the menu option
OR E-MAIL: legal@businessobserverfl.com
Business Observer
IV10241

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CC-3610
PARKWOOD VILLAS HOMEOWNERS ASSOCIATION, II, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
MELISSA L. HANKINS, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 17, 2026, and entered in Case No. 26-CC-3610 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein PARKWOOD VILLAS HOMEOWNERS ASSOCIATION, II, INC. is Plaintiff, and Melissa L. Hankins and Unknown Tenant One are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 17th day of December, 2026 the following described property as set forth in said Final Judgment, to wit:

Unit No. 14, Parkwood Villas II, a parcel of land lying in Section 31, Township 44 South, Range 27 East, Lee County, Florida, more particularly described as follows: From the northwest corner of Section 31, proceed S00°25'25"E along the west section line of Section 31 for 1274.01 feet; thence continue N88°44'13"E for 2106.15 feet; thence N88°44'13"E along the southerly right-of-way line of the Wedgewood Drainageway for 558.53 feet to a concrete monument; thence in a southwesterly direction along the westerly right-of-way line of Beth Stacey Boulevard along the arc of a curve to the right having a radius of 1104.40 feet, a central angle of 22°38'10", a chord bearing of S15°25'08"W and a chord distance of 433.49 feet for 436.32 feet to a point of tangency; thence S26°44'13"W along the westerly right-of-way line of Beth Stacey Boulevard a distance of 259.28 feet to a point of curvature; thence along the arc of a curve to the left, having a radius of 630 feet, a central angle of 26°23'45" and a chord distance of 287.68 feet, a distance of 290.24 feet; thence S00°20'28"W a distance of 63 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 25 feet, a central angle of 88°53'09" for a distance of 38.78 feet to a point of tangency; thence S89°13'37"W a distance of 29.26 feet to a point of curvature; thence along the arc of a curve to the left having a radius of 670.66 feet, a central angle of 14°59'00" and a chord distance of 174.89 feet, a distance of 175.38 feet to the Point of Beginning. From said Point of Beginning continue along the arc of a curve to the left having a radius of 670.66 feet, a central angle of a 00°56'23" and a chord distance of 11 feet, a distance of 11 feet; thence N15°44'25"W a distance of 24 feet; thence S74°15'35"W a distance of 30.06 feet; thence N15°44'25"W a distance of 40.29 feet; thence N74°15'35"E a distance of 12 feet; thence N15°44'25"W a distance of 12 feet; thence N74°15'35"E a distance of 20.12 feet; thence S15°44'25"E a distance of 12 feet; thence N74°15'35"E a distance of 8.94 feet; thence S15°44'25"E a distance of 64.21 feet to the Point of Beginning.
A/K/A: 1609 Ridgecrest Street, Lehigh Acres, FL 33936

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.

10/23/2026

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
Carolyn C. Meadows, Esq.
Florida Bar #92888
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
P19059/422200/32357794
Oct. 30; Nov. 6, 2026 26-04649L

--- SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-000905
PLANET HOME LENDING LLC , Plaintiff, v.
ANDREA MARTINEZ, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 22, 2026 and entered in Case No. 26-CA-000905 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JOSE LUIS MARTINEZ AND ANDREA MARTINEZ, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on November 19, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 42, UNIT 11, SECTION 11, TOWNSHIP 44 SOUTH RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 13, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 1914 JACKSON AVE, LEHIGH ACRES, FL 33972 (the "Property").

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

WITNESS my hand and the seal of the court on 10/23/2026,

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
Oct. 30; Nov. 6, 2026 26-04655L

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-000944
Fifth Third Bank N.A., Plaintiff, vs.
Amy E. Belmares, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-000944 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 Amy E. Belmares; Francisco J. Belmares; Bridgetown at the Plantation Community Association, Inc. 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 28th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 1115, BRIDGETOWN AT THE PLANTATION, PHASE FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED AS INSTRUMENT NUMBER 2017000231904, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 12-45-2-P1-37000.1115

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

Dated this day of 10/23/2026

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

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 25-F02377
Oct. 30; Nov. 6, 2026 26-04662L

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-002632
Freedom Mortgage Corporation, Plaintiff, vs.
Mary-Ellen Harig, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-002632 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Mary-Ellen Harig; Unknown Spouse of Mary-Ellen Harig; Casa Di Fiori Condominium Association, Inc.; Hancock Creek South Center Property Owner's Association, Inc. 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 7th of January 2027, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 106, BUILDING NO. 14, CASA DI FIORI, A 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 INSTRUMENT NO. 2013000001097, AS AMENDED IN OFFICIAL RECORDS INSTRUMENT NO. 2020000109202, 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 COMMON ELEMENTS OF SAID CONDOMINIUM.

TAX ID: 04-44-24-C4-01814.0106

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

Dated this day of 10/23/2026

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

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 26-F01414
Oct. 30; Nov. 6, 2026 26-04656L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001367
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.
MATTHEW CRILOW, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes Clerk of the Circuit Court of Lee County, Florida, will on December 3, 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 18, Block 9, Unit 1, PLAT OF E. ½ OF SECTION 14 TOWNSHIP 44 SOUTH RANGE 26 EAST A SUBDIVISION OF "LEHIGH ACRES", according to the plat thereof, as recorded in Plat Book 15, Page 63, of the Public Records of Lee County, Florida.
Property Address: 3214 45th Street West, Lehigh Acres, FL 33971

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 10/23/2026

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
Oct. 30; Nov. 6, 2026 26-04658L

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-006741
AMERISAVE MORTGAGE CORPORATION, Plaintiff, VS.
MICHELLE LYNN WOOTEN A/K/A MICHELLE WOOTEN; LINCOLN WOOTEN, JR.; UNITED STATES OF AMERICA BY AND THROUGH THE SMALL BUSINESS ADMINISTRATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. An Amended Final Judgment was awarded on October 21, 2026 in Civil Case No. 25-CA-006741, of the Circuit Court of the Judicial Circuit in and for Lee County, Florida, wherein, AMERISAVE MORTGAGE CORPORATION is the Plaintiff, and MICHELLE LYNN WOOTEN A/K/A MICHELLE WOOTEN; LINCOLN WOOTEN, JR.; UNITED STATES OF AMERICA BY AND THROUGH THE SMALL BUSINESS ADMINISTRATION are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on December 3, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 26, AMENDED PLAT MARINE HOMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 65, 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 10/23/2026.

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
1100-1127B
Ref# 28132
Oct. 30; Nov. 6, 2026 26-04664L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2026-CA-000249
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.
ALEXANDRA RAMIREZ, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes Clerk of the Circuit Court of Lee County, Florida, will on December 3, 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 No. 54 of PORTICO PHASE I, according to the plat thereof, as recorded in Instrument No. 2006000411756, of the Public Records of Lee County, Florida.
Property Address: 14354 Mindello Drive, Fort Myers, FL 33905

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 10/23/2026

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
Oct. 30; Nov. 6, 2026 26-04660L

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-006584
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.
RADEL PEREZ VELAZQUEZ, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on December 3, 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 7, Block 25, Unit 3, A PLAT OF THAT PART OF SECTION 11, LYING NORTH OF STATE ROAD NO. 82 TOWNSHIP 45 SOUTH, RANGE 26 EAST A SUBDIVISION OF LEHIGH ACRES, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 97, of the Public Records of Lee County, Florida.
Property Address: 3417 40th Street SW, Lehigh Acres, FL 33976

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

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

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

WITNESS my hand and official seal of this Honorable Court this day of 10/23/2026.

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

Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
Oct. 30; Nov. 6, 2026 26-04657L

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-005255
NEW AMERICAN FUNDING, LLC Plaintiff(s), vs.
WILLIAM DAVIS; ERIN MARIE DAVIS; UNITED STATES OF AMERICA Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 30, 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 December, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT (S) 13 AND 14, BLOCK 1427, CAPE CORAL, UNIT 16, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 76 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 703 Southeast 11th Place, Cape Coral, FL 33990

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

10/26/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-011090-1
Oct. 30; Nov. 6, 2026 26-04692L

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 25, 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 is/are Defendant(s), I, Kevin C Karnes, Lee County Clerk of Courts will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com/ at 9:00 a.m. on January 14, 2027 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, 10/23/2026

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
Attorney for Plaintiff
LLS13841-McCalla
Oct. 30; Nov. 6, 2026 26-04688L

SECOND INSERTION

NOTICE OF SALE
IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
Case No. 26-CA-002689
REGIONS BANK, Plaintiff, vs.
MICHAEL C. DRANGULA; AMY L. DRANGULA; and UNKNOWN TENANT Defendant.

NOTICE IS GIVEN pursuant to a Final Judgment filed on October 15, 2026, entered in Case No: 26-CA-02689 of the Circuit Court in and for Lee County, Florida, wherein MICHAEL C. DRANGULA and AMY L. DRANGULA are the Defendants, that Kevin Karnes, the Clerk of the Circuit Court & Comptroller will sell to the highest and best bidder for cash, on JANUARY 14, 2027, beginning at 9:00 a.m. by electronic sale, on the prescribed date at www.lee.realforeclose.com website, the following described real property as set forth in the Final Judgment:

LOTS 22 AND 23, BLOCK 4773, CAPE CORAL, UNIT 70, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 58 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTICE 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 10/26/2026

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

Leslie S. White, Esq.,
lwhite@deanmead.com
6750863.v1
Oct. 30; Nov. 6, 2026 26-04690L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001234
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
MEAGAN SIMPSON, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on December 3, 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 26, BLOCK 275, PLAT OF UNIT 70 MIRROR LAKES SECTION 19, TWP. 45 S., RGE. 27 E. A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 162 Yager Circle, Fort Myers, FL 33913

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

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

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

WITNESS my hand and official seal of this Honorable Court this day of 10/23/2026

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

Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
Oct. 30; Nov. 6, 2026 26-04659L

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-005418
NEW AMERICAN FUNDING, LLC Plaintiff(s), vs.
JAMES PATRICK KELLEY; ELKE MARIA KELLEY; LAURELWOOD HOMEOWNERS` ASSOCIATION, INC.; UNITED STATES OF AMERICA; Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 3, 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 December, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 14, BLOCK 7, LAURELWOOD, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH AREAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 33, PAGES 59 THROUGH 62, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 19398 Orchidtree Court, Lehigh Acres, FL 33936

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.

10/26/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-011282-3
Oct. 30; Nov. 6, 2026 26-04691L

LV20906_V11
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-006269
PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC, a Florida non-profit corporation,
Plaintiff, vs.
DANIELLE E. CHARD, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST DANIELLE E. CHARD,
Defendants.

TO: DANIELLE E. CHARD, and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST DANIELLE E. CHARD
LAST KNOWN ADDRESS FOR DANIELLE E. CHARD: 2225 HERON CIR., CLEARWATER, FL 33762
NO LAST KNOWN ADDRESS FOR THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST DANIELLE E. CHARD

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in Lee County, Florida:

Unit Week 49 in Condominium Parcel B-5, of PLANTATION BEACH CLUB I, PHASE B-2, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1230 at Page 1890 in the Public Records of Lee County Florida and all amendments thereto, if any.

A/K/A UNIT 1013, WEEK 49

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 22nd day of October, 2026.

Kevin C. Karnes
CLERK OF COURTS
(SEAL) By: K Shoap
Deputy Clerk

Michael J. Belle, Esq.,
Attorney for Plaintiff
service@michaelbelle.com
51447
Oct. 30; Nov. 6, 2026 26-04641L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY
CIVIL DIVISION
Case No. 26-CA-001181
ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF NAGESSAR PERSAUD RAMNARINE, DECEASED, SARAH ANN HAMID A/K/A SARAH HAMIN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NAGESSAR PERSAUD RAMNARINE, DECEASED, SARAH ANN HAMID A/K/A SARAH HAMIN, KNOWN HEIR OF THE ESTATE OF NAGESSAR PERSAUD RAMNARINE, DECEASED, PATRICIA N. RAMNARINE, KNOWN HEIR OF THE ESTATE OF NAGESSAR PERSAUD RAMNARINE, DECEASED, LAURA ANN HAMID A/K/A LAUREN ANN HAMID, KNOWN HEIR OF THE ESTATE OF NAGESSAR PERSAUD RAMNARINE, DECEASED, DAVEANAND RAMNARINE, KNOWN HEIR OF THE ESTATE OF NAGESSAR PERSAUD RAMNARINE, DECEASED, UNKNOWN SPOUSE OF SARAH ANN HAMID A/K/A SARAH HAMIN, UNKNOWN SPOUSE OF PATRICIA N. RAMNARINE, UNKNOWN SPOUSE OF LAURA ANN HAMID A/K/A LAUREN ANN HAMID, UNKNOWN SPOUSE OF DAVEANAND RAMNARINE, AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 22, 2026, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:

LOTS 36 & 37, BLOCK 2986, UNIT 42, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 95 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 1227 NW 20TH TERR, CAPE CORAL, FL 33993; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [ ] www.lee.realforeclose.com on January 28, 2027 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 day of 10/23/2026,

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

Ryan Sutton
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
F320250/2531521/sg
Oct. 30; Nov. 6, 2026 26-04654L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2887
Division PROBATE
IN RE: ESTATE OF NANCY L. GUM

The administration of the estate of NANCY L. GUM, deceased, whose date of death was June 27, 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, 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 October 30, 2026.

Personal Representative:
JUNE BARROW
9121 Las Maderas Drive
Bonita Springs, Florida 34135

Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
vic@swfloridalaw.com
Oct. 30; Nov. 6, 2026 26-04722L

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-002434
Freedom Mortgage Corporation,
Plaintiff, vs.
Heather N. Brabazon, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-002434 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Heather N. Brabazon; Foxmoor Lakes Master Association, Inc. f/k/a Foxmoor Lakes Association, Inc. d/b/a Foxmoor Lakes Quads; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the December 17, 2026, the following described property as set forth in said Final Judgment, to wit:

DESCRIPTION OF A PARCEL OF LAND IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA (FOXMOOR LAKES-PHASE II- A - BUILDING #71- UNIT D).

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 ONE QUARTER (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 A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 350.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 20 DEGREES 39 MINUTES 18 SECONDS EAST, SAID CURVE BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE 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 SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 24 DEGREES 01 MINUTES 07 SECONDS FOR 146.72 FEET TO A POINT ON A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 46 MINUTES 59 SECONDS FOR 117.22 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76 DEGREES 32 MINUTES 30 SECONDS FOR 40.08 FEET TO A POINT ON A REVERSE CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 250.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 05 MINUTES 08 SECONDS FOR 105.09 FEET; THENCE SOUTH 85 DEGREES 59 MINUTES 58 SECONDS EAST FOR 591.17 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 925.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 11 MINUTES 59 SECONDS FOR 83.95 FEET; THENCE SOUTH 80 DEGREES 39 MINUTES 17 SECONDS EAST ALONG A LINE NOT TANGENT TO SAID CURVE FOR 227.93 FEET; THENCE NORTH 11 DEGREES 14 MINUTES 16 SECONDS EAST FOR 41.39 FEET TO THE CENTER POINT OF BUILDING #71 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 11 DEGREES 14 MINUTES 16 SECONDS WEST FOR 29.83 FEET; THENCE NORTH 78 DEGREES 45 MINUTES 44 SECONDS WEST FOR 45.50 FEET; THENCE NORTH 11 DEGREES 14 MINUTES 16 SECONDS EAST FOR 29.83 FEET; THENCE SOUTH 78 DEGREES 45 MINUTES 44 SECONDS EAST FOR 45.50 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE WEST ONE HALF (WEST 1/2) OF THE SOUTHEAST ONE QUARTER (SOUTHEAST 1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST AS BEARING SOUTH 89 DEGREES 21 MINUTES 53 SECONDS EAST.

TAX ID: 36-43-24-27-00071.00D0

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

Dated this day of 10/23/2026

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

Brock & Scott PLLC
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Attorney for Plaintiff
flcourtdocs@brockandscott.com
File # 26-F01637
Oct. 30; Nov. 6, 2026 26-04676L

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
26-CA-002540
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, VS.
APRIL L. NIXON A/K/A APRIL LYNN LANEY A/KA APRIL LYNN NIXON; UNKNOWN SPOUSE OF APRIL L. NIXON A/K/A APRIL LYNN LANEY A/KA APRIL LYNN NIXON; TOWD POINT MASTER FUNDING TRUST 2023-OM6 A; 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 October 22, 2026 in Civil Case No. 26-CA-002540, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, SELECT PORTFOLIO SERVICING, INC. is the Plaintiff, and APRIL L. NIXON A/K/A APRIL LYNN LANEY A/KA APRIL LYNN NIXON; TOWD POINT MASTER FUNDING TRUST 2023-OM6 A; are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on December 3, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 45 AND 46, BLOCK 572, OF UNIT 11, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 42 THROUGH 48, INCLUSIVE, OF 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 10/23/2026,

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1454-1408B
Ref# 28134
Oct. 30; Nov. 6, 2026 26-04665L

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.: 26-CA-000016
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, vs.
JENNELLE ANALISE WEBB A/K/A JENNELLE WEBB, UNKNOWN SPOUSE OF JENNELLE ANALISE WEBB A/K/A JENNELLE WEBB AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of October, 2026, and entered in Case No. 26-CA-000016, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN SPOUSE OF JENNELLE ANALISE WEBB A/K/A JENNELLE WEBB; JENNELLE ANALISE WEBB A/K/A JENNELLE WEBB; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 AM on the 3rd day of December, 2026, the followingdescribed property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 62, LEELAND HEIGHTS UNIT 22, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE CLERK OF THE CIRCUIT COURT IN DEED BOOK 256, PAGE 580, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS CANAL RIGHT OF WAY.

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 10/23/2026

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

Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
22FL373-0536
Oct. 30; Nov. 6, 2026 26-04689L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2910
Division Probate
IN RE: ESTATE OF JOANNE F. JOHNSON
Deceased.

The administration of the estate of Joanne F. Johnson, deceased, whose date of death was July 5, 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 October 30, 2026.

Personal Representative:
Kim M. Bates
123 Queen Anne Court
Dover, Delaware 19901

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
4896-9309-5376, v. 1
Oct. 30; Nov. 6, 2026 26-04712L

SECOND INSERTION

Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on 11/19/2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

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

4340 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
abraham solomon	6017	$230
brenda silvers	6041	$320
Jackie coleman	7170	$244
Joan Richards-Summers	7146	$695

4457 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
arias dixon	2140	370
Asleydis Leon Sosa	2053	$508
Tamslyn Ravensoul	4006	$400
JONATHAN GIBSON	5072	$428

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

NAME	UNIT	BALANCE
LJUDMILA BESSARABOVA SEFRIOUI	2125	$420
Arthur E Tellander	1289	$226
WAYNE BUCHANAN	1053	$590
CHARLYN BERGES BATISTA	1017	$608
AMANDA AUBIN	1240	$390
Dharma Demaranville	1147	$422
JASON STEINSULTZ	1278	$424

11401 S. Cleveland Ave
Fort Myers, FL 33907

NAME	UNIT	BALANCE
GREGORY WIGGINS	1038	260
Myrlande Renald	1241	350
Terrell Williams	A28	330
Sam Hunter	1261	328

October 30; November 6, 2026 26-04619L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-002192
Mark & Debra Enoch
Plaintiff, vs.
Angel L. Velazquez, Unknown Occupant Number One and Unknown Occupant Number Two,
Defendants.

TO: Angel L. Velazquez

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

Lots 44 and 45, Block 4281, CAPE CORAL, Unit 61, according to the map or plat thereof as recorded in Plat Book 21, Page(s) 4 through 20, inclusive, of the Public Records of Lee County, Florida.
Parcel ID#: 45-007-02-0
Also known as 1638 NW 36th PL, Cape Coral, FL 33993

has been filed against you and you are required to serve a copy of your written defenses to it, if any, on Walter O. Hobbs, Esq. the plaintiff's attorney, whose address is Hobbs and Hobbs P. L., 3818 W. Azeele Street, Tampa, FL 33609, on or before 30 days after the first publication of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED October 22, 2026.

HON. Kevin C. Karnes
Clerk of Circuit and County Courts
(SEAL) By: K Shoap
Deputy Clerk

Walter O. Hobbs, Esq.
Hobbs and Hobbs P. L.,
3818 W. Azeele Street,
Tampa, FL 33609
Oct. 30; Nov. 6, 2026 26-04642L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002653
Division PROBATE
IN RE: ESTATE OF RUDOLF MICHAEL EMRICH
Deceased.

The administration of the estate of RUDOLF MICHAEL EMRICH, deceased, whose date of death was May 4, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
DOROTHEA MARIA EMRICH
2524 SW 45th Street
Cape Coral, Florida 33914

Attorney for Personal Representative:
AMBER R. MONDOCK, ESQ.
Attorney
Florida Bar Number: 118817
4760 Tamiami Trail N., Unit 23
Naples, FL 34103
Telephone: (239) 673-2211
Fax: (239) 734-9933
E-Mail: amber@mondocklaw.com
Secondary E-Mail:
service@mondocklaw.com
Oct. 30; Nov. 6, 2026 26-04696L

SECOND INSERTION

NOTICE OF ACTION WITH MAILING
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-454
ANNISHA RIVERA, and ERIC RIVERA
Plaintiffs, vs.
ASIA ALIVE, INC., CATHOLIC RELIEF SERVICES, THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF ADORACION TUANQUIN, and THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF VIRGINIA ISLA,
Defendants.

TO: ASIA ALIVE, INC.
PO Box 7506, Falls Church, VA 22040

YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before December 02, 2026 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels 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.

This matter will be ran in the Business Observer.

Dated: 10/23/2026

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

/s/ Timothy P. Culhane
Timothy P. Culhane
3949 Evans Avenue, Suite 300B
Fort Myers, Florida 33901
Fla. Bar No. 124657
Oct. 30; Nov. 6, 13, 20, 2026 26-04643L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002912
IN RE: ESTATE OF MICHAEL FAGIN,
Deceased.

The administration of the estate of MICHAEL FAGIN, deceased, whose date of death was April 5, 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, 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: October 30, 2026.

CLARICE FAGIN
Personal Representative
18418 Geranium Road
Fort Myers, FL 33967

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Oct. 30; Nov. 6, 2026 26-04713L

SECOND INSERTION

NOTICE OF ACTION WITH MAILING
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-454
ANNISHA RIVERA, and ERIC RIVERA
Plaintiffs, vs.
ASIA ALIVE, INC., CATHOLIC RELIEF SERVICES, THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF ADORACION TUANQUIN, and THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF VIRGINIA ISLA,
Defendants.

TO: CATHOLIC RELIEF SERVICES
228 W. Lexington St. Baltimore, Maryland 21201-3413

YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before December 02, 2026 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels 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.

This matter will be ran in the Business Observer.

Dated: 10/23/2026

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

/s/ Timothy P. Culhane
Timothy P. Culhane
3949 Evans Avenue, Suite 300B
Fort Myers, Florida 33901
Fla. Bar No. 124657
Oct. 30; Nov. 6, 13, 20, 2026 26-04644L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-CA-004914
BYLINE BANK,
Plaintiff, v.
VOLTS ELECTRICAL SERVICES, LLC; DANNY PAOLO MORALES-ORELLANA; FORMOSA CONDOMINIUM ASSOCIATION, INC.; LEE ROAD EXTENSION ASSOCIATION, INC.; FORMOSA 129 INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION, INC. a/k/a FORMOSA 129 INDUSTRIAL PARK COMMUNITY ASSOCIATION, INC.; PENINSULAR ELECTRIC DISTRIBUTORS, INC.; FLORIDA DEPARTMENT OF REVENUE; and ANY UNKNOWN PERSONS IN POSSESSION, if any,
Defendants.

TO: VOLTS ELECTRICAL SERVICES, LLC and DANNY PAOLO MORALES-ORELLANA:

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

Unit 207 of Formosa Land Condominium, a Commercial Land Condominium according to the Declaration of Condominium thereof recorded in ORI No. 2025000075785, as amended, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon M. Puopolo, Esq., Plaintiff's attorney, of the law firm of Henderson, Franklin, Starnes & Holt, P.A., whose address is Post Office Box 280, Fort Myers, Florida 33902, within thirty (30) days after the first publication of the 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.

WITNESS my hand and seal of this Court on October 23, 2026.

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

Shannon M. Puopolo, Esq.,
Plaintiff's attorney,
Henderson, Franklin, Starnes & Holt, P.A.,
Post Office Box 280,
Fort Myers,
Florida 33902,
4884-5925-2387, v. 1
Oct. 30; Nov. 6, 2026 26-04663L

SECOND INSERTION

NOTICE OF ACTION WITH MAILING
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-454
ANNISHA RIVERA, and ERIC RIVERA
Plaintiffs, vs.
ASIA ALIVE, INC., CATHOLIC RELIEF SERVICES, THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF ADORACION TUANQUIN, and THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF VIRGINIA ISLA,
Defendants.

TO: THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF VIRGINIA ISLA

YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before December 02, 2026 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels 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.

This matter will be ran in the Business Observer.

Dated: 10/23/2026

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

/s/ Timothy P. Culhane
Timothy P. Culhane
3949 Evans Avenue, Suite 300B
Fort Myers, Florida 33901
Fla. Bar No. 124657
Oct. 30; Nov. 6, 13, 20, 2026 26-04645L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-3059
IN RE: ESTATE OF MARIA T. BROHEN,
Deceased.

The administration of the estate of MARIA T. BROHEN, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center 1700 Monroe Street, Fort Myers, 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 as Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
MICHAEL J. MONTEIRO

THERESA DANIELS, ESQ.
Fla. Bar No. 84113
Daniels Law, P.A.
P.O. Box 570
Bokeelia, FL 33922
Ph: (239) 214-6010
Fax: (239) 214-6073
tad@DanielsLawPA.com
jenn@DanielsLawPA.com
Attorney for Personal Representative
Oct. 30; Nov. 6, 2026 26-04721L

SECOND INSERTION

NOTICE OF ACTION WITH MAILING
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-454
ANNISHA RIVERA, and ERIC RIVERA
Plaintiffs, vs.
ASIA ALIVE, INC., CATHOLIC RELIEF SERVICES, THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF ADORACION TUANQUIN, and THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF VIRGINIA ISLA,
Defendants.

TO: THE UNKNOWN HEIRS OR DEVISEES OF THE ESTATE OF ADORACION TUANQUIN

YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before December 02, 2026 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels 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.

This matter will be ran in the Business Observer.

Dated: 10/23/2026

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

/s/ Timothy P. Culhane
Timothy P. Culhane
3949 Evans Avenue, Suite 300B
Fort Myers, Florida 33901
Fla. Bar No. 124657
Oct. 30; Nov. 6, 13, 20, 2026 26-04646L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-CA-3936
HABITAT FOR HUMANITY OF LEE AND HENDRY COUNTIES, INC., a Florida non-profit corporation f/k/a HABITAT FOR HUMANITY OF LEE COUNTY, INC.,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, AND BENEFICIARIES OF THE ESTATE OF OCTAVIO SORI a/k/a OCTAVIO SORI VAZQUEZ; CITY OF CAPE CORAL, a political subdivision in the State of Florida; GOODLEAP, LLC; MAYRA NAVIA GUTIERREZ; ANA CELIA SORI; KATIA D RODRIGUEZ-MARIN, as parent and natural guardian of LIANA MARY SORI RODRIGUEZ, a minor; UNKNOWN SPOUSE OF MAYRA NAVIA GUTIERREZ; UNKNOWN SPOUSE OF OCTAVIO SORI; and UNKNOWN PARTIES IN POSSESSION,
Defendants.

TO: THE UNKNOWN HEIRS, DEVISEES, AND BENEFICIARIES OF THE ESTATE OF OCTAVIO SORI a/k/a OCTAVIO SORI VAZQUEZ;
UNKNOWN SPOUSE OF OCTAVIO SORI; and
UNKNOWN PARTIES IN POSSESSION

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

Lots 22 and 23, Block 2527, Unit 36, CAPE CORAL, a subdivision according to the plat thereof recorded at Plat Book 16, Pages 112 to 130 inclusive, in the Public Records of Lee County, Florida

has been filed against you and you are required to file your written defenses with the Clerk of this Court and to serve a copy on Scott A. Beatty, Plaintiff's attorney, of the law firm of Henderson, Franklin, Starnes & Holt, P.A., whose address is 8889 Pelican Bay Boulevard, Suite 400, Naples, FL 34108, within 30 days from first date of publication; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED this 26th day of October, 2026.

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

Scott A. Beatty,
Plaintiff's attorney,
Henderson, Franklin, Starnes & Holt, P.A.,
8889 Pelican Bay Boulevard, Suite 400,
Naples, FL 34108
Oct. 30; Nov. 6, 2026 26-04710L

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-003353
Freedom Mortgage Corporation
Plaintiff, vs.
Orlando Silva Murillo; Unknown Spouse of Orlando Silva Murillo; Angie Barros; Unknown Spouse of Angie Barros; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.

TO: Orlando Silva Murillo and Unknown Spouse of Orlando Silva Murillo
Last Known Address: 1216 NW 21st Pl, Cape Coral, FL 33993

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

LOTS 68 AND 69, BLOCK 3827, CAPE CORAL UNIT 52, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 49 THROUGH 63 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 09/29/2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01576
Oct. 30; Nov. 6, 2026 26-04675L

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-002845
IN RE: ESTATE OF ROSS STUART ALLEN, a/k/a ROSS S. ALLEN,
Deceased.

The administration of the estate of ROSS STUART ALLEN, a/k/a ROSS S. ALLEN, deceased, whose date of death was March 25, 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: October 30, 2026.

ROBERT M. ALLEN
Personal Representative
5480 Harborage Drive
Fort Myers, Florida 33908

FLORIDA ESTATE PLANNING ATTORNEY, PLLC
By: David G. Jones, Esq
Attorney for the Personal Representative
Florida Bar No. 1010525
Office: 18070 S. Tamiami Trail, Suite 11,
Fort Myers, Florida 33908
Tel.: (239) 227-8830
E-mail:
david@estateplanningswfl.com
Oct. 30; Nov. 6, 2026 26-04697L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-006329
CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC, a Florida non-profit corporation,
Plaintiff, vs.
DENIS A. SIMMONS, INDIVIDUALLY AND AS TRUSTEE OF THE DENIS M. SIMMONS RESTATED REVOCABLE TRUST DATED SEPTEMBER 18, 2014, GRETCHEN SIMMONS AND THE UNKNOWN SUCCESSOR, TRUSTEE(S) OF THE DENIS M. SIMMONS RESTATED REVOCABLE TRUST DATED SEPTEMBER 18, 2014,
Defendants.

TO: DENIS A. SIMMONS, INDIVIDUALLY, GRETCHEN SIMMONS, AND THE UNKNOWN SUCCESSOR, TRUSTEE(S) OF THE DENIS M. SIMMONS RESTATED REVOCABLE TRUST DATED SEPTEMBER 18, 2014 LAST KNOWN ADDRESS: 38155 SAINT MARY ST., CLINTON TWP, MI 48036

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in Lee County, Florida:

Unit Week No. 2, in Condominium Parcel No. 223, of CASA YBEL BEACH AND RACQUET CLUB, PHASE G, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 26th day of October, 2026.

KEVIN C. KARNES,
CLERK OF COURTS
(SEAL) By: K Shoap
Deputy Clerk

Michael J. Belle, Esq.,
Attorney for Plaintiff
service@michaelbelle.com
50950
Oct. 30; Nov. 6, 2026 26-04715L

SECOND INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 2025CA003815
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
ANTHONY GIORDANO, et. al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Agreed Order on Motion to Cancel and Reschedule Foreclosure Sale entered on September 28, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on November 19, 2026 at 9:00 a.m., at www.lee.realforeclose.com.

LOT 12, BLOCK 8025, (PARCEL 108), SANDOVAL, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005000167039, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property Address: 1818 Cayon Court, Cape Coral, FL 33991

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: 10/26/2026.

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

KELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
255 SOUTH ORANGE AVENUE, SUITE 900
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICECOPIES@QPWBLAW.COM
Matter No.: FL-006649-24
Oct. 30; Nov. 6, 2026 26-04720L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-006262
THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
BRUCE GORDON,
Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 19, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit/Week(s) No.(s) 22 in Condominium Parcel No.(s) 127, of THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any.
Unit/Week(s) No.(s) 23 in Condominium Parcel No.(s) 127, of THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 10/26/2026.

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

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50911
Oct. 30; Nov. 6, 2026 26-04695L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
CASE NO. 26-CA-004161
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MARIA MEJIA, et al.,
Defendant.

To: UNKNOWN TENANT IN POSSESSION 1, 10197 VIA COLOMBA CIR, FORT MYERS, FL 33966
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
UNKNOWN TENANT IN POSSESSION 2, 10197 VIA COLOMBA CIR, FORT MYERS, FL 33966
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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FORT MYERS, COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
LOT 2608, MARBELLA ON CYPRESS, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2015000131018, 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 Lourdes Sanchez-Barcia, 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 26th day of October, 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
25-15192FL
Oct. 30; Nov. 6, 2026 26-04700L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-006259
HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
JENNIFER BACON,
Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 19, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 25 in Condominium Parcel 110 of HURRICANE HOUSE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all Amendments thereto, if any.
Unit Week No. 17 in Condominium Parcel 102 of HURRICANE HOUSE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all Amendments thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 10/26/2026.

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

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50909
Oct. 30; Nov. 6, 2026 26-04694L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-002398
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CARSON LARRY CRIDER; BAYSHORE COMMONS COMMUNITY ASSOCIATION, INC.
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 19 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 24, OF BAYSHORE COMMONS PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2021000211470, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 15020 CASPIAN TERN CT, NORTH FORT MYERS, FL 33917

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

Dated this day of 10/26/2026.

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

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
26-00912
Oct. 30; Nov. 6, 2026 26-04708L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001999
IN RE: ESTATE OF ESTELEE O. GULISH,
Deceased.

The administration of the Estate of ESTELEE O. GULISH deceased, File Number 26-CP-001999, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE and/or within the time period set forth in Section 733.710(1), Florida Probate Code.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is October 30, 2026.

Personal Representative
JANICE ARVAY
5733 Freestone Cir
Apollo Beach, FL 33572
Attorney for Personal Representative
Robert A. Enright, III, Esquire
Florida Bar Number: 0189537
ROBERT A. ENRIGHT, III, P.A.
12771 Kenwood Ln. Ste. 34
Fort Myers, Florida 33907
Telephone: 239-986-0441
Oct. 30; Nov. 6, 2026 26-04729L

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-006608
CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
MARY SUTTON, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARY SUTTON,
Defendants.

TO: MARY SUTTON, and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARY SUTTON
LAST KNOWN ADDRESS: 85 NORWOOD AVE., NORTHPORT, NY 11768

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in Lee County, Florida:

Unit Week No. 15, in Condominium Parcel No. 207, of CASA YBEL BEACH AND RACQUET CLUB, PHASE G, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 26th day of October, 2026.

KEVIN C. KARNES,
CLERK OF COURTS
(SEAL) By: K Shoap
Deputy Clerk

Michael J. Belle, Esq.,
Attorney for Plaintiff
service@michaelbelle.com
50966
Oct. 30; Nov. 6, 2026 26-04709L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-CC-004772
NORMARC CONDOMINIUM ASSOCIATION, INC.
Plaintiff, v.
NENAD STOJANOVIC; STOJANKA STOJANOVIC,
Defendants

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated October 25, 2026, entered in County Case No. 2026-CC-004772 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 3rd day of December, 2026, the following described property as set forth in said Final Judgment, to-wit:

That certain condominium parcel composed of Apartment 7, and an undivided 1/8th interest in those common elements appurtenant thereto in accordance with and subject to the covenants, restrictions, terms and other provisions of that Declaration of Condominium of Normarc Condominium, as recorded in O.R. Book 2204, Page 1079 through 1129, inclusive, Public Records of Lee County, Florida (the "Property").
Street Address: 642 SE 13th Place #7, Cape Coral, Florida 33904

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

Dated day of 10/26/2026

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

Oct. 30; Nov. 6, 2026 26-04693L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-004073
U.S. BANK TRUST NATIONAL ASSOCIATION, ACTING NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE RANCH ANNEX SERIES VI TRUST,
Plaintiff, v.
ALAIN GUEVARA; et al,
Defendant(s).

To the following Defendant(s):
ALAIN GUEVARA
(Last Known Address: 522 MILLCREEK ST, LEHIGH ACRES, FL 33974)
UNKNOWN SPOUSE OF ALAIN GUEVARA
(Last Known Address: 522 MILLCREEK ST, LEHIGH ACRES, FL 33974)
UNKNOWN TENANT #1
(Last Known Address: 522 MILLCREEK ST, LEHIGH ACRES, FL 33974)
UNKNOWN TENANT #2
(Last Known Address: 522 MILLCREEK ST, LEHIGH ACRES, FL 33974)

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

LOT 5, BLOCK 4, UNIT 1, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 522 MILLCREEK ST, LEHIGH ACRES, FL 33974

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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 27th day of October, 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
Oct. 30; Nov. 6, 2026 26-04728L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-007728
THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
PATRICIA H. BAKKE,
Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 19, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 11 in Condominium Parcel Number X (A/K/A UNIT 1324) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 10/26/2026.

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

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50411
Oct. 30; Nov. 6, 2026 26-04703L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-004471
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.
NICOLA RINELLA, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents dated October 22, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004471 , 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 NICOLA RINELLA, UNKNOWN SPOUSE OF NICOLA RINELLA, UNKNOWN TENANT #1 AT 525 SE 5TH PLACE N/K/A RAVEN HOCKMAN and UNKNOWN TENANT #2 AT 525 SE 5TH PLACE N/K/A TYLER BISHOP 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 November 19, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Amended Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents, to wit:

LOTS 9 AND 10, BLOCK 1138, CAPE CORAL, UNIT 23, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property Address: 525/527 SE 5th Place, Cape Coral, FL 33990

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

Dated: 10/26/2026

Kevin Karnes
CLERK OF THE COURT
(SEAL) N Wright-Angad
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
24-000700-2
Oct. 30; Nov. 6, 2026 26-04707L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002920
Division: Judge Kyle Cohen
IN RE: ESTATE OF EUGENE L. TODD
Deceased.

The administration of the estate of EUGENE L. TODD, deceased, whose date of death was December 28, 2025, is pending in the Circuit Court for LEE County, Florida, and the address of which is 1700 Monroe Street, Fort Myers, FL, Florida, 33901. Probate Division. 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 required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTHWITHSTANDING 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 October 30, 2026.

CHRISTOPHER E. TODD
Personal Representative

ANNIE J. ADKINS
Attorney at Law
Attorney for Personal Representative
349 Pelican Way
Delray Beach, FL 33483
Telephone: 561-543-0316
Florida Bar No. 734799
Email Addresses:
anniejeanadkins@yahoo.com
Oct. 30; Nov. 6, 2026 26-04747L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 26-CA-000071
Division: Circuit Civil
NOEL MYNGOC NGUYEN,
Plaintiff, v.
PEACEFUL VACATION RENTALS LLC, a Utah limited liability company, and NATHANIEL WORTHEN,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 3, 2026, and the Order Confirming Cancellation and Rescheduling Foreclosure Sale entered on October 27, 2026, in the above-styled action, that KEVIN C. KARNES, Clerk of the Circuit Court of Lee County, Florida, will sell to the highest and best bidder for cash by public online foreclosure auction at www.lee.realforeclose.com, on Thursday, December 10, 2026, at 9:00 a.m. Eastern Time, the following property situated in Lee County, Florida, as described in the Final Judgment:

LEGAL DESCRIPTION:
A Portion of Lot 29, Block 1, of Terry - Tice & Vandawalkers Subdivision as recorded in Plat Book 1, Page 46, of the Public Records of Lee County, Florida, being more particularly described as follows: Commencing at the SW corner of said Lot 29 thence N. 88° 57' 54" E. (assumed) along the South boundary of said Lot 29 for 463.48 feet to the Point of Beginning; thence continue N. 88° 57' 54" E. along the South boundary of Lot 29 for 150.48 feet; thence North for 242.55 feet to the Southerly right of way line of Orange River Boulevard; thence N. 80° 03' 19" W. along said Southerly right of way for 152.75 feet; thence South for 271.64 feet to the Point of Beginning.
Together with the following described 30 foot easement for ingress and egress: Commencing at the SW corner of said Lot 29 thence N. 88° 57' 54" E. (assumed) along the South boundary of said Lot 29 for 463.48 feet; thence North for 15.00 feet to the Point of Beginning; thence N. 88° 57' 54" E. for 30.00 feet; thence North for 250.84 feet to the Southerly right of way line of Orange River Boulevard; thence N. 80° 03' 19" W. along said Southerly right of way for 30.45 feet; thence South for 256.64 feet to the Point of Beginning.
Parcel Identification Number: 01-44-25-01-00015.0000
Property Address: 11100 Orange River Blvd., Fort Myers, Florida 33905

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

The Court, in its discretion, may enlarge the time of the sale. Notice of any changed sale time shall be published as provided by section 45.031(2), Florida Statutes.

10/28/2026

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

Respectfully submitted,
/s/ NOEL MYNGOC NGUYEN
NOEL MYNGOC NGUYEN,
Plaintiff, Pro Se
1762 W Minerva Ave
Anaheim, CA 92804
Email: noel.nguyen2992@gmail.com
Oct. 30; Nov. 6, 2026 26-04741L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-002134
HOMEBRIDGE FINANCIAL SERVICES, INC.
Plaintiff(s), vs.
AFRED BERRYA/K/A ALFRED BERRY, JR.; THE UNKNOWN SPOUSE OF AFRED BERRY, JR. A/K/A ALFRED BERRY, JR.; UNKNOWN TENANT IN POSSESSION OF 2436 MILLIE AVENUE SOUTH LEHIGH ACRES, FL 33973: UNKNOWN TENANT IN POSSESSION OF 2438 MILLIE AVENUE SOUTH LEHIGH ACRES, FL 33973:
Defendant(s).

TO: AFRED BERRYA/K/A ALFRED BERRY, JR.
LAST KNOWN ADDRESS: 2000 NW 73RD ST APT 107 MIAMI , FL 33147
CURRENT ADDRESS: 2000 NW 73RD ST APT 107 MIAMI , FL 33147
TO: THE UNKNOWN SPOUSE OF AFRED BERRY, JR. A/K/A ALFRED BERRY, JR.
LAST KNOWN ADDRESS: 2000 NW 73RD ST APT 107 MIAMI , FL 33147
CURRENT ADDRESS: 2000 NW 73RD ST APT 107 MIAMI , FL 33147
TO: UNKNOWN TENANT IN POSSESSION OF 2436 MILLIE AVENUE SOUTH LEHIGH ACRES, FL 33973
LAST KNOWN ADDRESS: 2436 MILLIE AVENUE SOUTH LEHIGH ACRES, FL 33973
CURRENT ADDRESS: 2436 MILLIE AVENUE SOUTH LEHIGH ACRES, FL 33973
TO: UNKNOWN TENANT IN POSSESSION OF 2438 MILLIE AVENUE SOUTH LEHIGH ACRES, FL 33973
LAST KNOWN ADDRESS: 2438 MILLIE AVENUE SOUTH LEHIGH ACRES, FL 33973
CURRENT ADDRESS: 2438 MILLIE AVENUE SOUTH LEHIGH ACRES, FL 33973

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Lee County, Florida, to foreclose certain real property described as follows:

LOT 13, BLOCK 13, PLAT OF UNIT 3, LEHIGH ESTATES, A SUBDIVISION OF LEHIGH ACRES, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 2436 2438 Millie Avenue South, Lehigh Acres, FL 33973

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of 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.

DATED this the 26 day of October, 2026.

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

Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-015577-1
Oct. 30; Nov. 6, 2026 26-04736L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 25-CA-006600
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
GINA M. CHINNICI A/K/A GINA CHINNICI; JOHN CHINNICI; UNKNOWN SPOUSE OF GINA M. CHINNICI A/K/A GINA CHINNICI; UNKNOWN SPOUSE OF JOHN CHINNICI; ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; MPLI CAPITAL HOLDINGS IV; SYNCHRONY BANK; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated October 22, 2026, entered in Civil Case No. 25-CA-006600 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and GINA M. CHINNICI AND JOHN CHINNICI, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County Online Public Auction website: https://lee.realforeclose.com, at 09:00 AM on December 03, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOT(S) 27 AND 28, BLOCK 4438, CAPE CORAL UNIT 63, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1409 SW 15th St, Cape Coral, FL 33991

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

Dated this day of 10/28/2026.

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

FRENKEL LAMBERT WEISMAN & GORDON, LLP
Attorney for Plaintiff – Bidder # 20326
04-100993-F00
Oct. 30; Nov. 6, 2026 26-04746L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 25-CA-005862
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
ZAKARY LOUIS ONSTAD A/K/A ZAKARY L. ONSTAD; FRANCESCA ALEXANDRA ONSTAD A/K/A FRANCESCA A. ONSTAD; UNKNOWN SPOUSE OF ZAKARY LOUIS ONSTAD A/K/A ZAKARY L. ONSTAD; UNKNOWN SPOUSE OF FRANCESCA ALEXANDRA ONSTAD A/K/A FRANCESCA A. ONSTAD; CORAL LAKES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated June 11, 2026, entered in Civil Case No. 25-CA-005862 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ZAKARY LOUIS ONSTAD AND FRANCESCA ALEXANDRA ONSTAD, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County Online Public Auction website: https://lee.realforeclose.com, at 09:00 AM on January 14, 2027, in accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

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

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

Dated this day of 10/28/2026.

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

FRENKEL LAMBERT WEISMAN & GORDON, LLP
Attorney for Plaintiff – Bidder # 20326
04-102657-F00
Oct. 30; Nov. 6, 2026 26-04739L

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-001864
NewRez LLC dba Shellpoint Mortgage Servicing
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Randall W. Chapman a/k/a Randall Wolfe Chapman, Deceased; Darrin Bradley Chapman a/k/a Darrin B. Chapman a/k/a Darrin Chapman; Jeremy Adam Chapman; Lake Arrowhead Homeowners' Association, Inc.
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Randall W. Chapman a/k/a Randall Wolfe Chapman, Deceased
Last Known Address: Unknown
Darrin Bradley Chapman a/k/a Darrin B. Chapman a/k/a Darrin Chapman
Last Known Address: 4914 Fall Brook Lane, Fort Wayne, IN 46835
Jeremy Adam Chapman
Last Known Address: 99 W Saint Claire Avenue Apt 310, Cleveland, OH 44113

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

LOT 6 AND THE NORTH 4 FEET OF LOT 7, BLOCK "B" LAKE ARROWHEAD MOBILE VILLAGE PHASE-I, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 130 AND 131, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MOBILE HOME VIN# FLFL2AB01793325 AND FLFL2BB01793325; TITLE# 19402220 AND 19402219.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on October 26, 2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00052
Oct. 30; Nov. 6, 2026 26-04734L

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-004685
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
SARA ANNE WALN AKA SARA WALN-COCHRANE AKA SARA W. COCHRANE A/K/A SARA ANNE ROSEMA, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RICHARD L COCHRANE A/K/A RICHARD LASSALLE COCHRANE JR. A/K/A RICHARD L COCHRANE JR., WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

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

A LOT OR PARCEL OF LAND LYING IN BLOCK 4 OF LANE'S SUBDIVISION OF ENGLESIDE ACCORDING TO A PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 52 OF THE PUBLIC RECORDS OF LEE COUNTY, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF SAID BLOCK 4 RUN WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK FOR 162.44 FEET; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID BLOCK ALONG THE CENTERLINE OF A DRIVEWAY EASEMENT 20 FEET WIDE FOR 150 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING CONTINUE NORTH PARALLEL WITH SAID EAST LINE ALONG THE CENTERLINE OF SAID ROADWAY EASEMENT FOR 150 FEET; THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK FOR 150 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK; THENCE RUN SOUTH ALONG SAID WEST LINE FOR 150 FEET; THENCE RUN EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK FOR 150 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this 21st day of October, 2026.

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

Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
26-21193FL
Oct. 30; Nov. 6, 2026 26-04735L

SECOND 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-002773
LOANDEPOT.COM, LLC,
Plaintiff, vs.
RICKY DEON EPPS; JAYVONTAY NAKECZJA EPPS; WESTLAKE SERVICES, LLC D/B/A WESTLAKE FINANCIAL SERVICES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY
1914 KESTER AVENUE
LEHIGH ACRES, FLORIDA 33972
who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
To the following Defendant(s):
RICKY DEON EPPS
(LAST KNOWN ADDRESS)
1914 KESTER AVENUE
LEHIGH ACRES, FLORIDA 33972
JAYVONTAY NAKECZJA EPPS
(LAST KNOWN ADDRESS)
1914 KESTER AVENUE
LEHIGH ACRES, FLORIDA 33972

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

LOT 3, BLOCK 158, UNIT 24, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 39, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 1914 KESTER AVENUE, LEHIGH ACRES, FLORIDA 33972

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 26th day of October, 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.: 26-01017 LND
Oct. 30; Nov. 6, 2026 26-04733L

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

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Business Observer

--- ACTIONS / SALES ---

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 26-CA-001028
NEWREZ LLC,
Plaintiff, vs.
CHARLINA JEAN, ET AL.,
Defendants.
TO: YVENA ARISTENE
4111 20TH ST SW
LEHIGH ACRES, FL, 33976
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:

LOT 5, BLOCK 16, UNIT 2, LEHIGH ACRES SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Tara M. McDonald, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 360, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 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 26th day of October, 2026.

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

Tara M. McDonald, Esq.,
Lender Legal PLLC,
1800 Pembrook Drive, Suite 360,
Orlando, Florida 32810
LLS16273
Oct. 30; Nov. 6, 2026 26-04737L

THIRD INSERTION

NOTICE OF ACTION TO QUIET TITLE TO REAL PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CA-005597
CAROLINE MORIARTY, LAUREN NEFF, and AMANDA NEFF,
Plaintiffs, v.
CHARLES DAVID ZAMMERILLA, JR., and ANY UNKNOWN TENANT IN POSSESSION,
Defendants.
TO: ANY UNKNOWN TENANT IN POSSESSION.

YOU ARE HEREBY NOTIFIED that an action has been commenced to quiet title to the following real property, lying and being situated in Lee County, Florida, more particularly described as follows:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LYING EAST OF THE CENTER LINE OF THE DAUGHTERY CREEK, SECTION 19, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), LYING EAST OF SLATER ROAD IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 2 EAST, LEE COUNTY, FLORIDA.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, with the clerk of the court and to serve a copy upon Marlo B. Sloan, Esq., Attorney for the Plaintiff, whose address is 1872 S. Tamiami Trail, Suite D, Venice, Florida 34293, on or before November 30, 2026; 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 20th day of October, 2026.

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

Marlo B. Sloan, Esq.
Berg, Sloan & Mowry, PLLC
1872 S. Tamiami Trail, Suite D
Venice, Florida 34293
Oct. 23, 30; Nov. 6, 13, 2026 26-04577L

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. 26-CA-001180
UNITED STATES OF AMERICA, ON BEHALF OF ITS AGENCY THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL L. STEELE, DECEASED; KAY BOEGER A/K/A KAY MOODY; WALTER BOEGER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 22, 2026, and entered in Case No. 26-CA-001180 of the Circuit Court in and for Lee County, Florida, wherein UNITED STATES OF AMERICA, ON BEHALF OF ITS AGENCY THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL L. STEELE, DECEASED; KAY BOEGER A/K/A KAY MOODY; WALTER BOEGER; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on January 28, 2027, the following described property as set forth in said Order or Final Judgment, to-wit:

TRACT 469, SAN CARLOS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 557, PAGE 354, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED at Ft. Myers, Florida, on 10/28/2026

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

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
1001-221816 / UL
Oct. 30; Nov. 6, 2026 26-04749L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-007723
THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
CHARLES MARKELL, III AND BONNIE M. MARKELL,
Defendant.
NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 19, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 17 in Condominium Parcel Number M (A/K/A UNIT 1310) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 10/26/2026.

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

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50421
Oct. 30; Nov. 6, 2026 26-04706L

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-007050
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
JESUS D. SOTO MACIQUES, et al,
Defendants.
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated September 18, 2026, and entered in Case No. 25-CA-007050 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and JESUS D. SOTO MACIQUES; ARAIS ROSALES CAZANAS;, are Defendant(s), Kevin C. Karnes, Clerk and Comptroller, will sell to the highest and best bidder for cash at 9:00 a.m.. at www.lee.realforeclose.com, on November 19, 2026, the following described property set forth in said Final Judgment, to wit:

EAST HALF OF LOT 13, BLOCK 32, UNIT 9, PLAT OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Commonly known as: 2107 E 10th St, Lehigh Acres, FL 33936

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, 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.

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 October 26, 2026
10/28/2026

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

/s/ Philip Stecco
Philip Stecco, Esq.
Florida Bar No. 108384
Lender Legal PLLC
1800 Pembrook Drive, Suite 360
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
pstecco@lenderlegal.com
EService@LenderLegal.com
LLS15803
Oct. 30; Nov. 6, 2026 26-04738L

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-004005
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JOSE NUNEZ, et al.,
Defendant.
To: JOSE NUNEZ, 1558 FELLS COVE LN, CAPE CORAL, FL 33909
UNKNOWN SPOUSE OF JOSE NUNEZ, 1558 FELLS COVE LN, CAPE CORAL, FL 33909
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 200 BLOCK 7060, CORAL LAKES-TRACT 3 REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2021000420375, 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 26th day of October, 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
25-15430FL
Oct. 30; Nov. 6, 2026 26-04701L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE ACTION
Probate Division
File No. 26-CP-002757
IN RE: ESTATE OF JAMES IGNATIUS WALL
deceased.
The administration of the testate estate of James Ignatius Wall, deceased, who died on July 7, 2026, File Number 26-CP-002757 , is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center Floor 2, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice to Creditors is October 30, 2026.

Charles S Wall
Charles S. Wall,
Personal Representative
545 Lake View Drive
Woodbury, MN 55129

Brian J. Downey, Esq.
FL Bar Number: 0017975
BARRETT MCNAGNY LLP
Attorney for Personal Representative
215 E. Berry St.
Fort Wayne, IN 46802
Email: bid@barrettlaw.com
Phone: (260) 423-8871
Fax: (260) 423-8920
4927-4922-0293
Oct. 30; Nov. 6, 2026 26-04723L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 25-CA-006469
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
ARMIN GACKIC; et al.
Defendants.
NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated October 15, 2026, entered in Civil Case No. 25-CA-006469 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ARMIN GACKIC, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County On-Line Public Auction website: https://lee.realforeclose.com, at 09:00 AM on December 03, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOTS 75, REFLECTION ISLES, RECORDED UNDER CLERK'S FILE NUMBER 2006000195399, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 9045 Water Tupelo Rd., Fort Myers, FL 33912

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

Dated this day of 10/28/2026

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

FRENKEL LAMBERT WEISMAN & GORDON, LLP
Attorney for Plaintiff – Bidder # 20326
04-102677-F00
Oct. 30; Nov. 6, 2026 26-04745L

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-006516
THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
KATHRYN H. MASON, NIGEL HENDERSON, MARIEHELENE FAUQUET, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST KATHRYN H. MASON,
TO: KATHRYN H. MASON
LAST KNOWN ADDRESS: 112, AV. DE TOURAINE, ST LAMBERT, QC J4S 1H2 CANADA

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in Lee County, Florida:

Unit Week No. 14 in Condominium Parcel Number J of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 26th day of October, 2026.

KEVIN C. KARNES,
CLERK OF COURTS
(SEAL) By: K Shoap
Deputy Clerk

Michael J. Belle, Esq.,
Attorney for Plaintiff
service@michaelbelle.com
50717
Oct. 30; Nov. 6, 2026 26-04716L

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-007676
PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC, a Florida non-profit corporation,
Plaintiff, vs.
RONALD L. PARKER, HEDY PARKER, ELLEN PARKER, JOSEPH EDWARD PARKER, MICHELE PARKER HOSMER, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST HEDY PARKER,
Defendants.
TO: HEDY PARKER and MICHELE PARKER HOSMER
HEDY PARKER LAST KNOWN ADDRESS: 14757 CALUSA PALMS DR, APT 1 FORT MYERS, FL 33919
MICHELE PARKER HOSMER LAST KNOWN ADDRESS: 10057 SOLTURA DR., FORT MYERS, FL 33905

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in Lee County, Florida:

Unit Weeks 40 in Condominium Parcel Letter D (a/k/a Unit No. 1025) of PLANTATION BEACH CLUB II, PHASE 1, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1283 at Page 294 in the Public Records of Lee County Florida and all amendments thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 26th day of October, 2026.

KEVIN C. KARNES,
CLERK OF COURTS
(SEAL) By: K Shoap
Deputy Clerk

Michael J. Belle, Esq.,
Attorney for Plaintiff
service@michaelbelle.com
50812
Oct. 30; Nov. 6, 2026 26-04714L

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.: 26-CA-001725
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff(s), vs.
JOHN A KATZIAS; LEE COUNTY CODE ENFORCEMENT; FLORIDA DEPARTMENT OF REVENUE,
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 15, 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 December, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lots 74 and 75, Block 71, Unit 7, San Carlos Park, according to the map or plat thereof as recorded in Deed Book 315, Page 134, in the Public Records of Lee County, Florida.

Property address: 8185 Cypress Drive South, Fort Myers, 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.

10/28/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017423-1
Oct. 30; Nov. 6, 2026 26-04740L

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.
CASE No. 25-CA-004386
FREEDOM MORTGAGE CORPORATION,
PLAINTIFF, VS.
YVANA K. EMILIEN , ET AL.
DEFENDANT(S).

To: Yvana K. Emilien
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2009 NE 13th Place, Cape Coral, FL 33909
To: Williamson Miller
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2009 NE 13th Place, Cape Coral, FL 33909

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

Lots 5 and 6, Block 2129, Unit 32, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 16, Page(s) 1 Thru 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the The Business Observer.

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.

Date: 10/26/2026
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Shoap
Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #: 25FL373-0402/25-CA-004386/Freedom Mortgage
Oct. 30; Nov. 6, 2026 26-04718L

SECOND INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 11/19/2026 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Lesly Vergara. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Oct. 30; Nov. 6, 2026 26-04621L

FOURTH INSERTION

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

Tax Deed #:2026000864
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-03547
Year of Issuance 2024 Description of Property LOTS 37 AND 38, BLOCK 1125, UNIT 23, CAPE CORAL SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGES 39 TO 52, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-23-C2-01125.0370
Names in which assessed:
CECELIA LASTRA, JOSE EDWARDO NUNEZ ROJAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04359L

FOURTH INSERTION

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

Tax Deed #:2026000833
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-06853
Year of Issuance 2024 Description of Property LOTS 48 AND 49, BLOCK 2067, CAPE CORAL, UNIT 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 149 THROUGH 165, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-24-C2-02067.0480
Names in which assessed:
TS 401K PLAN & 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 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04375L

FOURTH INSERTION

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

Tax Deed #:2026000808
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-06623
Year of Issuance 2024 Description of Property LOTS 2, 3, 4, 5 AND 75, AND TRACT A BAYSHORE MANOR, TAMIAMI ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 44, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-24-02-00000.0020
Names in which assessed:
ESPERANZA BARRUETA ARIAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04383L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-006264
THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
J. PHIL MCDONALD AND SEAN P. MCDONALD,
Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 19, 2026, at 9:00 A.M. via electronic sale at www.lee.real foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit/Week(s) No.(s) 45 in Condominium Parcel No.(s) 113, of THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 10/26/2026.
KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50920
Oct. 30; Nov. 6, 2026 26-04704L

FOURTH INSERTION

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

Tax Deed #:2026000902
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-10969
Year of Issuance 2024 Description of Property LOTS 1, 2, 23 AND 24, BLOCK 17, CITY VIEW PARK NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P3-00917.0010
Names in which assessed:
SOUTHAM, 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 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04374L

FOURTH INSERTION

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

Tax Deed #:2026000892
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-03800
Year of Issuance 2024 Description of Property LOTS 7 AND 8, BLOCK 5312, CAPE CORAL UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128 THROUGH 147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-23-C1-05312.0070
Names in which assessed:
BONA QUALITY CONSTRUCTION INC., BONA QUALITY 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 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04372L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 26-CC-006291
PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
ANDREW RONNEBERG AND LESLIE RONNEBERG,
Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 19, 2026, at 9:00 A.M. via electronic sale at www.lee.real foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week 49 in Condominium Parcel Letter B (a/k/a 1037) of PLANTATION BEACH CLUB II, PHASE 3, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1344 at Page 2348 in the Public Records of Lee County Florida and all amendments thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 10/26/2026.
KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50849
Oct. 30; Nov. 6, 2026 26-04705L

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Golden Storage - Fort Myers located at 12644 Palm Beach Blvd, Fort Myers, FL, 33905 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 11/19/2026 at 11:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Annie Morgan; Richard Baker / Richard G Baker; Norman Frey; Jaime Zavala; Myrtice Frydenlund / Myrtice C Frydenlund; Virginia Heinritz / Virginia K Heinritz. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Oct. 30; Nov. 6, 2026 26-04620L

SECOND INSERTION

Notice of Public Sale

Self Storage unit contents will be sold by Self Storage Plus to satisfy a lien for rental on November 11th, 2026 at approximately 1PM at www.storagetreasures.com for the following location: 17701 Summerlin Road, Fort Myers, FL 33908. The contents of approximately 1 unit will be sold containing Bags, Milk Crates, boxes.

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

The bidding will close on the website Storage Treasures.com and a high bidder will be selected on 11/11/2026 at 1PM.

Occupant Name	Unit Number	Description of Property
Luis Garcia	4055	Bags, Milk Crates, Boxes

October 30; November 6, 2026 26-04622L

FOURTH INSERTION

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

Tax Deed #:2026000867
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-04699
Year of Issuance 2024 Description of Property LOTS 76 AND 77, BLOCK 98, UNIT 2, PART 2, CAPE CORAL SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 96 THROUGH 98, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-23-C1-00098.0760
Names in which assessed:
KAYOL CAETANO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04361L

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 26-CA-003854
KIRK ERICKSON, individually
Plaintiff, vs.
ALLEN C. SCROGGINS, as Successor Trustee of THE RICHARD L. DEGEORGE REVOCABLE TRUST DATED NOVEMBER 14TH, 2013
Defendant.
and
KYNDRA MARSH, individually and THOMAS BELLA, as Second Successor Trustee.
Nominal Defendants

TO: ALLEN C. SCROGGINS, as Successor Trustee of THE RICHARD L. DEGEORGE REVOCABLE TRUST DATED NOVEMBER 14TH, 2013 at his last known address:
105 Wheeler Street
Tahlequah, OK 74464

YOU ARE NOTIFIED that a Complaint has been filed against you and that you are required to serve a copy of your written defenses, if any to it on Erika Prichard, Esq., from the law firm of BURANDT, ADAMSKI, FEICHTHALER & SANCHEZ, PLLC attorney for KIRK ERICKSON, individually whose address is 1714 Cape Coral Parkway East, Cape Coral, FL 33904, and file the original with the clerk of the above styled court on or before November 16, 2026 otherwise a default will be entered against you for the relief prayed for in the Complaint.

This notice shall be published once a week for four consecutive weeks in the Lee County Business Observer.

WITNESS my hand and the seal of said court at Lee County, Florida on this 7th day of October, 2026.
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: K Shoap
As Deputy Clerk

BURANDT, ADAMSKI, FEICHTHALER & SANCHEZ, PLLC
attorney for KIRK ERICKSON,
1714 Cape Coral Parkway East,
Cape Coral, FL 33904
Oct. 16, 23, 30; Nov. 6, 2026
26-04390L

THIRD INSERTION

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

Tax Deed #:2026000971
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-20411
Year of Issuance 2024 Description of Property LOT 6, BLOCK 45, UNIT 12, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 15, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-27-12-00045.0060
Names in which assessed:
GLORIA J COPELAND

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04510L

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-007093
IN RE: The Marriage of
Rachael Boucher
Petitioner
and
Richard Boucher
Respondent

TO: Richard Boucher
671 Crummett Mountain Road, Somerville, Maine 04348-3109

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 Rachael Boucher whose address is 228 Americana Boulevard NW, Palm Bay, Florida 32907 on or before 11/23/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 10/12/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: S Lazenby
Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026
26-04514L

SECOND INSERTION

NOTICE OF 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. November 17th, 2026 at 11:00 AM

Customer Name: Marlee Rivers
Description of items: Wall art, walker, suit cases, tools, clothing, vacuum, trophies, crutches,

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.
Oct. 30; Nov. 6, 2026 26-04681L

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
11301 Bonita Beach Rd SE, Bonita Springs, FL 34135
-Auction Date: November 17, 2026 at 12:30 PM
David King House Hold Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Oct. 30; Nov. 6, 2026 26-04623L

THIRD INSERTION

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

Tax Deed #:2026000968
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-23759
Year of Issuance 2024 Description of Property LOT 25, BLOCK 257, UNIT 66, MIRROR LAKES, SECTION 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 153, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 20-45-27-66-00257.0250
Names in which assessed:
JESAL VENTURES 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 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04513L

FOURTH INSERTION

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

Tax Deed #:2026000855
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-07096
Year of Issuance 2024 Description of Property UNIT B-6 OF MARINA TOWN APARTMENTS 1 CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ON FILE AND RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGES 460 THROUGH 536, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 10-44-24-14-0000B.0060
Names in which assessed:
DONALD BRANDT, Donald H Brandt

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04380L

--- ACTIONS / TAX DEEDS ---

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-006975
IN RE: The Marriage of
Sheldon Michael Ealy
Petitioner
and
Kay-Lynn Smith
Respondent
TO: Kay-Lynn Smith
18130 29th Drive SE, Bothell, Washington 98012-9308

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 Sheldon Michael Ealy whose address is 7280 Eagles Perch Drive, Jacksonville, Florida 32244 on or before 11/16/2026, 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: 10/06/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: S Lazenby
Deputy Clerk
Oct. 16, 23, 30; Nov. 6, 2026
26-04433L

FOURTH INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE FLORIDA
CASE NO:18-DR-5275
IN THE MATTER OF:
GLADISLEIDYS GONZALEZ MARTINEZ
Petitioner
and
FREDDY HECTOR CORCHO
Respondent
TO: FREDDY HECTOR CORCHO (Respondent)
Last Known address: 825 W 29th. Street, Apt 8, Hialeah, FL 33012

YOU ARE NOTIFIED that an action regarding the Petition for Supplemental Petition has been filed in the Circuit Court of the Twentieth Judicial Circuit for Lee County. You are required to serve an Answer or responsive pleadings to this action upon JORGE J. SANTANA, ESQ., of SANTANA LAW, P.A., Petitioner's attorney, whose address is 8191 College Parkway, Suite 200, Fort Myers, FL 33919, on or before 11/23/2026 and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter.

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's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approval Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on records 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 strike of pleadings.

DATED this 12th day of October
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
Oct. 16, 23, 30; Nov. 6, 2026
26-04458L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000946

NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-21065
Year of Issuance 2024 Description of Property UNIT NO. 20 PARKWOOD VILLAS II: A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 31 PROCEED SOUTH 00¬∞-25'-25" EAST ALONG THE WEST SECTION LINE OF SECTION 31 FOR 1,274.01 FEET, THENCE CONTINUE NORTH 88¬∞-44'-13,Äù EAST FOR 2,106.15 FEET, THENCE NORTH 88¬∞-44'-13,Äù EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEDGEWOOD DRAINAGEWAY FOR 558.53 FEET TO A CONCRETE MONUMENT, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,104.40 FEET, A CENTRAL ANGLE OF 22¬∞-38'-10,Äù, A CHORD BEARING OF SOUTH 15¬∞-25'-08" WEST, AND A CHORD DISTANCE OF 433.49 FEET, FOR 436.32 FEET TO A POINT OF TANGENCY, THENCE SOUTH 26¬∞-44'-13" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD A DISTANCE 'OF 259.28 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 26¬∞-23,Äô-45,Äù, AND A CHORD DISTANCE OF 287.68 FEET, A DISTANCE OF 290.24 FEET, THENCE SOUTH 00¬∞-20'-28,Äù WEST A DISTANCE OF 63.00 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88¬∞-53'-09", FOR A DISTANCE OF 38.78 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89¬∞-13'-37" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGECREST STREET, A DISTANCE OF 29.26 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 670.66 FEET, A CENTRAL ANGLE OF 17¬∞-44'-36", AND A CHORD DISTANCE OF 206.86 FEET, A DISTANCE OF 207.69 FEET TO A POINT OF TANGENCY, THENCE SOUTH 71¬∞-29'-01" WEST A DISTANCE OF 135.14 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OAKMONT PARKWAY, THENCE NORTH 00¬∞-20'-28" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 168.10 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,015.38 FEET, A CENTRAL ANGLE OF 10¬∞-24,Äô-22,Äù, AND A CHORD DISTANCE OF 184.16 FEET, A DISTANCE OF 184.41 FEET, THENCE SOUTH 79¬∞-15'-10" EAST A DISTANCE OF 109.39 FEET, THENCE SOUTH 03¬∞-38,Äô-29" EAST A DISTANCE OF 23.03 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING PROCEED NORTH 86¬∞-21'-31" EAST A DISTANCE OF 41.06 FEET, THENCE SOUTH 03¬∞-38'-29" EAST A DISTANCE OF 40.29 FEET, THENCE SOUTH 86¬∞-21'-31" WEST A DISTANCE OF 12.00 FEET, THENCE SOUTH 03¬∞-38'-29" EAST A DISTANCE OF 12.00 FEET, THENCE SOUTH 86¬∞-21'-31" WEST A DISTANCE OF 20.12 FEET, THENCE NORTH 03¬∞-38'-29" WEST A DISTANCE OF 12.00 FEET, THENCE SOUTH 86¬∞-21'-31" WEST A DISTANCE OF 8.94 FEET, THENCE NORTH 03¬∞-38'-29" WEST A DISTANCE OF 40.29 FEET TO THE POINT OF BEGINNING. Strap Number 31-44-27-13-00000.0200
Names in which assessed:
FRESH LEGAL PERSPECTIVE, PL, LAND TRUST, SHEIKH AYESHA ANWAR, THE JULY 21 2025 LAND 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 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04511L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026001048

NOTICE IS HEREBY GIVEN that FTL, INC AND BANESCO USA the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-06569
Year of Issuance 2024 Description of Property LOT 19, BLOCK 14, OF THAT CERTAIN SUBDIVISION KNOWN AS UNIT 3 MOBILE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN O.R. BOOK 237, PAGES 709 THROUGH 713, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-08-00014.0190
Names in which assessed:
EVERETT K ARMSTRONG, EVERETT K. ARMSTRONG, NORMA J ARMSTRONG, NORMA J. ARMSTRONG

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04505L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000814

NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-09112
Year of Issuance 2024 Description of Property THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NUMBER 401 AND AN UNDIVIDED PERCENTAGE SHARE IN THOSE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF THE HERON COACH HOUSES, A PHASE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORD BOOK 2140 AT PAGES 1789 THROUGH 1877 INCLUSIVE, AS AMENDED IN OFFICIAL RECORD BOOK 2168 AT PAGE 1153, OFFICIAL RECORD BOOK 2201 AT PAGE 3462, OFFICIAL RECORD BOOK 2231 AT PAGE 0442, OFFICIAL RECORD BOOK 2294 AT PAGE 2583, AND OFFICIAL RECORD BOOK 2338 AT PAGE 4109, AND FURTHER RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGES 72-75 INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 02-46-24-04-00000.4010
Names in which assessed:
MADELYN J LACARRUBBA, MADELYN JAYE LACARRUBBA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04357L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case Number: 2026-CA-002088
IN RE: FORFEITURE OF:
One (1) 2018 Chevrolet Silverado (VIN: 1GCRCREC0JZ203585)
TO: Ramona Lugo Loredo
Last known Address:
4041 Palm Ln
Fort Myers, FL 33905

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described property by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on or before the 30th day of November, 2026.

on Andrew Liverman, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, Florida 33612. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this 20th day of October, 2026.
The Honorable Kevin C. Karnes
Clerk of Court
(SEAL) K Shoap
Deputy Clerk
Andrew Liverman,
Assistant General Counsel,
Department of Highway Safety and Motor Vehicles,
11305 N. McKinley Drive,
Tampa, Florida 33612
Oct. 23, 30; Nov. 6, 13, 2026
26-04578L

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 24355 Production Circle. Bonita Springs, FL 34135 Phone: 239-251-7633 Auction Date:11/19/26 @11 AM
Monte C Warren
Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Oct. 30; Nov. 6, 2026 26-04667L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000816

NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-02635
Year of Issuance 2024 Description of Property LOTS 9 AND 10, BLOCK 2880, UNIT 41, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 2 THROUGH 14, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 03-44-23-C2-02880.0090
Names in which assessed:
AMY E BIAVATI, ANDREW H ESHAM JR, ESHAM BIAVATI, THE DAVIS REVOCABLE TRUST DATED MARCH 20, 2023

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04368L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000858

NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-07113
Year of Issuance 2024 Description of Property LOTS 69, 70, 71, 72, AND 73, BLOCK C, CABANA CITY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 8, PAGES 61 AND 61A, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 11-44-24-01-0000C.0690
Names in which assessed:
ANTONIA THEMISTOCLEOUS TRUST, REVOCABLE TRUST AGREEMENT OF ANTONIA THEMISTOCLEOUS UTD 10/06/2021

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04381L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000876

NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-05310
Year of Issuance 2024 Description of Property LOTS 1 AND 2, BLOCK 5775, CAPE CORAL SUBDIVISION, UNIT 88, AS RECORDED IN PLAT BOOK 24, PAGES 127 THROUGH 143, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 17-43-24-C1-05775.0010
Names in which assessed:
MURIV 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 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04367L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000817

NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-02678
Year of Issuance 2024 Description of Property LOTS 31 AND 32, BLOCK 2860, UNIT 41, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 2-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-23-C3-02860.0310
Names in which assessed:
JOSEF KRAUS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04376L

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-007155
IN RE: The Marriage of
Romario Whyte
Petitioner
and
Shanarius Abram
Respondent
TO: Shanarius Abram
10661 Lakepointe Street, Detroit, MI 48224-2401

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 Romario Whyte whose address is 4748 S Rio Grande Avenue, Apt. 91, Orlando, Florida 32839 on or before 11/23/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 10/14/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: S Lazenby
Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026
26-04515L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000886

NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-10634
Year of Issuance 2024 Description of Property LOT 20, BLOCK A, PALM TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 28 AND 29, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-25-P1-0250A.0200
Names in which assessed:
DERGM WORK 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 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04371L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000877

NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-05320
Year of Issuance 2024 Description of Property LOTS 14 AND 15, BLOCK 5818, CAPE CORAL UNIT 88, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 127 THROUGH 143, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-43-24-C1-05818.0140
Names in which assessed:
Hector Alfaro

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04369L

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-007122
YASHIRA RODRIGUEZ,
Petitioner,
and
Nelson R Treminio Vivas,
Respondent,
TO: Nelson R Treminio Vivas
Address unknown, Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on YASHIRA RODRIGUEZ, whose address is 2221 E 5th St Apt 11, Lehigh Acres, FL 33936 on or before 11/23/2026 and file the original with the clerk of this Court at 1700 Monroe St Fort Myers FL 33913 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 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: 10/12/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: S Lazenby
Deputy Clerk
Oct. 16, 23, 30; Nov. 6, 2026
26-04476L

--- TAX DEEDS ---

THIRD INSERTION

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

Tax Deed #:2026000963
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-13321
Year of Issuance 2024 Description of Property LOT 12, BLOCK 112, UNIT 11, LEHIGH ACRES IN SECTION 02, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-11-00112.0120
Names in which assessed:
RODELYN JEAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04506L

THIRD INSERTION

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

Tax Deed #:2026000962
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-18440
Year of Issuance 2024 Description of Property LOTS 12 AND 13, BLOCK 21, LEHIGH ACRES UNIT 6, SOUTH 1/2 OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 15, PAGE 7, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 07-44-27-L4-06021.0120
Names in which assessed:
LARRY M WALTERS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04507L

FOURTH INSERTION

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

Tax Deed #:2026000882
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-03724
Year of Issuance 2024 Description of Property LOTS 9 AND 10, BLOCK 3954, UNIT 54, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-23-C1-03954.0090
Names in which assessed:
DILSIA M SMITH, DILSIA M. SMITH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04370L

FOURTH INSERTION

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

Tax Deed #:2026000861
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-04641
Year of Issuance 2024 Description of Property LOTS 15 AND 16, BLOCK 251, UNIT 9, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 7 TO 18, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-23-C1-00251.0150
Names in which assessed:
DEEMARIE LANGO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04382L

FOURTH INSERTION

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

Tax Deed #:2026000862
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-22866
Year of Issuance 2024 Description of Property LOT 6, BLOCK 29, UNIT 6, LEHIGH ACRES, A SUBDIVISION OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 228, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-L1-06029.0060
Names in which assessed:
MELISSA KELEMEN TRUST, THE FAMILY TRUST OF MELISSA KELEMEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04358L

FOURTH INSERTION

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

Tax Deed #:2026000866
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-07184
Year of Issuance 2024 Description of Property EVANS JAMES HMSTD. BLK 17 PB1/23 DESC OR 1900 /1961 LES R/W OR 2272/2067 Strap Number 13-44-24-P3-00417.0030
Names in which assessed:
BRIGITTE HEINDL, JOSE BASERVA, JOSE M AGUIAR, JOSE M. AGUIAR JR., ZORAIDA AGUIAR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04360L

THIRD INSERTION

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

Tax Deed #:2026000966
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-23621
Year of Issuance 2024 Description of Property LOT 6, BLOCK 66, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 27, PAGE 105, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-45-27-18-00066.0060
Names in which assessed:
SADIA HAIDER, SADIA R HAIDER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04512L

FOURTH INSERTION

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

Tax Deed #:2026000826
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-09129
Year of Issuance 2024 Description of Property LOT 5, BLOCK 23, SAIL HARBOUR AT HEALTHPARK, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER INSTRUMENT #2005000068039, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-46-24-17-00023.0050
Names in which assessed:
JEFFREY J & SHERI L HOYNE TRUST, THE JEFFREY J. HOYNE AND SHERI L. HOYNE LIVING TRUST DATED DECEMBER 3, 2020

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04377L

FOURTH INSERTION

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

Tax Deed #:2026000853
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-11299
Year of Issuance 2024 Description of Property UNIT 1204, PASEO, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000131860, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 09-45-25-P4-00200.1204
Names in which assessed:
CRAIG P KEANE, CRAIG PATRICK KEANE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04378L

THIRD INSERTION

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

Tax Deed #:2026000970
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-20345
Year of Issuance 2024 Description of Property LOT 17, BLOCK 12, UNIT 03, SECTION 23, 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 CIRCUT COURT, RECORDED IN DEED BOOK 254, PAGE 55, AND PLAT BOOK 15, PAGE 34, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 23-44-27-03-00012.0170
Names in which assessed:
EUSEBIO F RAMOS, MARIA ESTHER RAMOS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04509L

FOURTH INSERTION

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

Tax Deed #:2026000893
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-03839
Year of Issuance 2024 Description of Property LOTS 3 AND 4, BLOCK 5333, CAPE CORAL UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128 THROUGH 147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-23-C3-05333.0030
Names in which assessed:
CORAL OM ONE FLORIDA, CORAL OM ONE FLORIDA 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 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04373L

THIRD INSERTION

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

Tax Deed #:2026000969
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-20162
Year of Issuance 2024 Description of Property WEST HALF OF LOT 13, BLOCK 10, UNIT 3, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN PLAT BOOK 15, PAGE 30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 21-44-27-03-00010.013A
Names in which assessed:
LEHIGH ACRES PROPERTIES LLC, LEHIGH ACRES 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 12/15/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 23, 30; Nov. 6, 13, 2026
26-04508L

FOURTH INSERTION

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

Tax Deed #:2026000868
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-03592
Year of Issuance 2024 Description of Property UNIT NO. 101, COLONIAL VILLAGE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED NOVEMBER 16, 1983 IN OFFICIAL RECORD BOOK 1698, PAGES 2508 THRU 2561, AND ALL AMENDMENTS THERETO IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH ALL OF THE APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. Strap Number 14-44-23-C3-00100.1010
Names in which assessed:
MARY E VALERI, MARYELLEN VALERI, THOMAS J VALERI JR, THOMAS J. VALERI JR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04362L

FOURTH INSERTION

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

Tax Deed #:2026000870
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-03598
Year of Issuance 2024 Description of Property UNIT NO. 108, COLONIAL VILLAGE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED NOVEMBER 16, 1983 IN OFFICIAL RECORD BOOK 1698, PAGES 2508 TO 2561, INCLUSIVE, AND ALL AMENDMENTS THERETO IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH ALL OF THE APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. Strap Number 14-44-23-C3-00100.1080
Names in which assessed:
MARYELLEN VALERI, THOMAS J VALERI JR, THOMAS J. VALERI JR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04364L

FOURTH INSERTION

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

Tax Deed #:2026000854
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-12094
Year of Issuance 2024 Description of Property CONDOMINIUM UNIT 7103, BUILDING 7, THE TIDES AT PELICAN LANDING CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 4640, PAGES 620 THROUGH 776, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-47-25-E4-33007.0103
Names in which assessed:
RAYMOND ALCE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04379L

FOURTH INSERTION

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

Tax Deed #:2026000870
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-03598
Year of Issuance 2024 Description of Property UNIT NO. 108, COLONIAL VILLAGE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED NOVEMBER 16, 1983 IN OFFICIAL RECORD BOOK 1698, PAGES 2508 TO 2561, INCLUSIVE, AND ALL AMENDMENTS THERETO IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH ALL OF THE APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. Strap Number 14-44-23-C3-00100.1080
Names in which assessed:
MARYELLEN VALERI, THOMAS J VALERI JR, THOMAS J. VALERI JR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04365L

FOURTH INSERTION

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

Tax Deed #:2026000869
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-03594
Year of Issuance 2024 Description of Property UNIT #103, COLONIAL VILLAGE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED NOVEMBER 16, 1983 IN OFFICIAL RECORDS BOOK 1698, PAGES 2508 THROUGH 2561, INCLUSIVE, AND ALL AMENDMENTS THERETO IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH ALL OF THE APPURTENANCES THEREUNTO APPERTATAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. Strap Number 14-44-23-C3-00100.1030
Names in which assessed:
MARYELLEN VALERI, THOMAS J VALERI JR, THOMAS J. VALERI JR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04363L

FOURTH INSERTION

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

Tax Deed #:2026000873
NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-08568
Year of Issuance 2024 Description of Property UNIT 1148, BUILDING 4, CALOOSA BAYVIEW CONDOMINIUM PHASE A, A 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 BOOK 1024, PAGE 205, 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 16-45-24-21-00004.1148
Names in which assessed:
MICHAEL R MEYER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/08/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 16, 23, 30; Nov. 6, 2026
26-04366L

The Facts

How Costs Exploded

the Black Hole of Health Care

Since Medicare and Medicaid began, health care has become more expensive and less efficient. Re-privatizing medical care is the only way to fix it.

BY **MILTON FRIEDMAN**

Some years ago, I came across a study by Dr. Max Gammon, a British physician who also researches medical care, comparing input and output in the British socialized hospital system. Taking the number of employees as his measure of input and the number of hospital beds as his measure of output, he noted that long waiting lists for hospital admission assured that all beds were in use. This meant that the total number of beds could be taken as equal to the number of occupied beds. He found that input had increased sharply, whereas output had not only failed to keep pace but had actually fallen.

He was thus led to enunciate what he called "the theory of bureaucratic displacement." In his words, in "a bureaucratic system … increase in expenditure will be matched by fall in production. … Such systems will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources, and shrinking in terms of 'emitted' production."

I have long been impressed by the operation of Gammon's law in the U.S. school system: input, however measured, has been going up for decades, and output, whether measured by number of students, number of schools, or even more clearly, quality, has been going down.

The recent surge of concern about the rising cost of medical care, and of proposals to do something about it—most involving a further move toward the complete socialization of medicine—reminded me of Gammon's study and led me to investigate whether his law applied to U.S. health care.

The major advances in medical care in the past half century have greatly benefited most of us. Indeed, I would not be alive today if it were not for some of them. Yet the question remains whether these gains were promoted or retarded by the extraordinary rise in the fraction of national income spent on medical care. How does output compare with input?

HOSPITALS

Even a casual glance at figures on input and output in U.S. hospitals indicates that Gammon's law has been in full operation for U.S. hospitals since the end of World War II, especially since the enactment of Medicare and Medicaid in 1965.

Before 1940 input and output both rose (input somewhat more than output presumably because of the introduction of more sophisticated and expensive treatments). The cost of hospital care per resident of the United States, adjusted for inflation, rose from 1929 to 1940 at the rate of 5% per year; the number of occupied beds, at 2.4% a year (see table below). Cost per patient day, adjusted for inflation, rose only modestly.

The situation was very different after the war. From 1946 to 1989 the number of beds per one thousand population fell by more than half; the occupancy rate, by an eighth. In sharp contrast, input skyrocketed. Hospital personnel per occupied bed multiplied nearly sevenfold, and cost per patient day, adjusted for inflation, an astounding twenty-six-fold, from $21 in 1946 to $545 in 1989 at the 1982 price level. One major engine of these changes was the enactment of Medicare and Medicaid in 1965. A mild rise in input was turned into a meteoric rise; a mild fall in output, into a rapid decline.

1-MEDICAL EXPENSES PROVE GAMMON'S LAW

Notice how the increase in medical expenditures have resulted in lower productivity — more employees and expenses while the number of beds (patients served) has shrunk.

	1923	1929	1940	1946	1965	1989
Beds per 1,000 population	6.8	7.5	9.3	10.3	8.8	4.9
Percentage of beds occupied	73.0%	80.0%	84.0%	80.0%	82.0%	69.6%
Cost per patient day in constant (1982) dollars		$18	$22	$21	$71	$545
Personnel per occupied bed				0.7	1.4	4.6
Hospital expense as % of total medical expense		17.8%	24.3%	24.0%	32.1%	35.6%
Medical cost / person / year in constant (1982) dollars						
Hospital		$30	$52	$63	$190	$683
Other		$143	$164	$200	$403	$1,237
TOTAL	$136	$173	$216	$263	$593	$1,920
PHYSICIANS						
Number per 100,000 population	130	125	133	135*	153	252†
Median income‡ (Constant 1982 dollars)		$21,722	$23,191	$34,407	$82,391	$99,016†
Ratio to per capita income		5.1	5.2	6.6	10.7	9.1†

*1949 †1987 ‡"Nonsalaried physicians" through 1965; "incorporated and unincorporated" in 1987



Taken by itself, the decline in the number of occupied beds could be interpreted as evidence of the progress of medical science: a healthy population needs less hospitalization, and advances in science and medical technology have reduced the length of hospital stays and enabled more procedures to be performed outside the hospital.

That may well be part of the reason for the decline in output, perhaps a major part. But that does not explain much, if any, of the rise in input. True, care has become more sophisticated and expensive, and medical machines, more complex. Yet improvements in health and in the quality of hospital care do not appear to have proceeded more rapidly after 1965 than before.

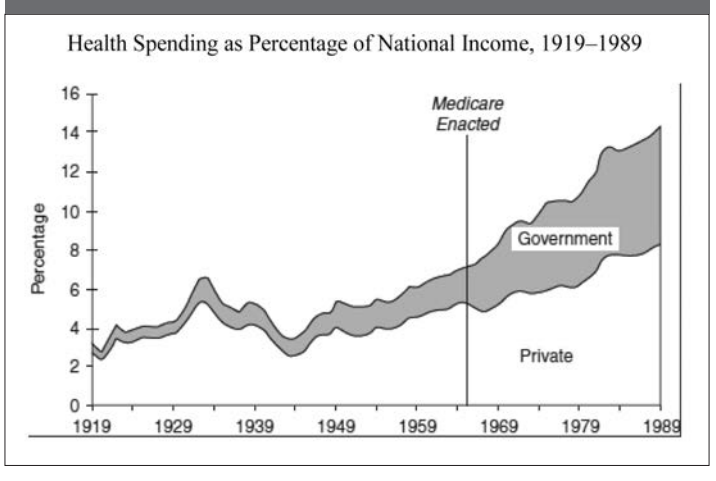
Indeed, there is some evidence that the reverse is true. Whereas reported expenditures on research (per capita and in constant dollars) rose at the rate of 15% a year from 1948 to 1964, they rose at less than 2% a year from 1965 to 1989. Yet the number of occupied beds per thousand population fell by 1% a year from 1946 to 1964 and by 2.5% a year from 1965 to 1989. Cost per patient day rose by 6% in the first period, 9% in the second.

Gammon's law, not medical miracles, was clearly at work.

The federal government's assumption of responsibility for hospital and medical care of the elderly and the poor provided a fresh pool of money, and there was no shortage of takers. Personnel per occupied bed, which had already doubled from 1946 to 1965, more than tripled from that level after 1965. Cost per patient day, which had already more than tripled from 1946 to 1965, multiplied a further eightfold after 1965. The difference between the rise in personnel and costs reflects expenditures on expensive equipment and higher prices for medical personnel relative to other goods.

Growing costs, in turn, led to more regulation of hospitals, further increasing administrative expense.

2-MEDICARE FUELS SPENDING



Unfortunately, I have been unable to uncover comprehensive and readily available data for a sufficiently long period to judge how large a role was played by increasing administrative costs. Anecdotal evidence suggests that increased administrative complexity played a major role in the explosion of total cost per patient day and led to a shift from hospital to outpatient care, accelerating the decline in occupied beds.

Experts in medical care and in hospital administration can doubtless expand this amateur's explanation and put flesh on the stark evidence from the limited statistical data. But a fuller description is hardly likely to alter the bottom line: In Gammon's words, "a bureaucratic system … will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources and shrinking in terms of 'emitted' production."

OTHER MEDICAL CARE

Although hospital cost has risen as a percentage of total medical cost from 24% in 1946 to 36% in 1989, it is still a minor part of total medical cost. It is tempting to apply Gammon's analysis to total medical cost rather than simply to hospital care.

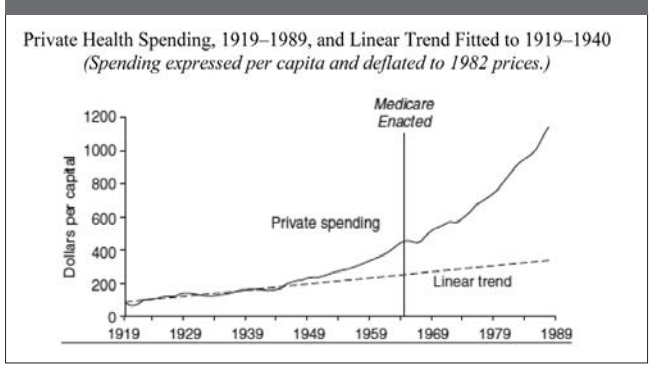
There is no problem about input. Estimates of expenditure on medical care are readily available for the post-war period and can be estimated back to 1919 and corrected readily for the rise in population and in the price level.

In figure 2 below, I show total health spending as a percentage of national income from 1919 on and its division between private and governmental spending. Except for the Great Depression, when the collapse of incomes raised the percentage sharply, health spending from 1919 on rose gradually but stayed between about 3% and 4% of total national income. Government spending was only a modest part of that total and was primarily state and local rather than federal.

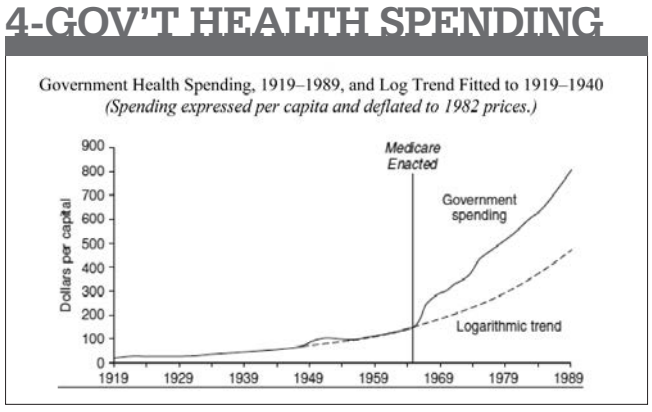
For example, in 1940 federal spending was about one-sixth of total government spending on health care. After the war total spending on health care tripled as a fraction of national income, and government spending, particularly federal, became an increasing fraction of the total.

In figures 3, 4, and 5 (see page 8), I present the same data as dollars per capita in constant prices. Private spending rose at a steady arithmetic rate up to the end of World War II, increasing by $3.30 per capita a year, with only minor deviations as a result of cyclic forces. The increase reflected mostly the long-term increase in income. As a percentage of national income, private spending stayed between 3.5% and 5% from 1922 to 1958 except for some of the depression years. From 1958 on, private spending began to rise as a percentage of national income — at first slowly, then more rapidly, reaching more than 8% by 1989.

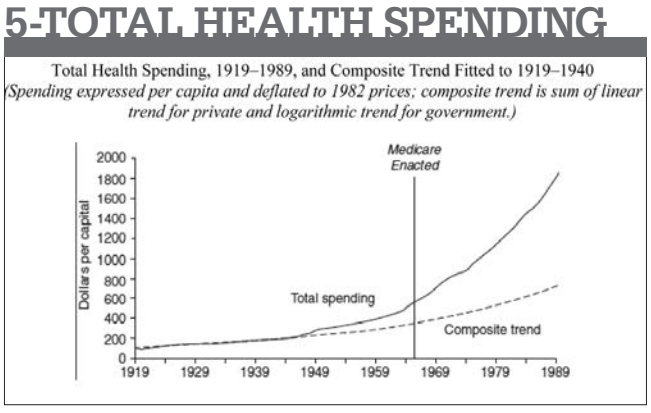
3-PRIVATE HEALTH SPENDING



4-GOV'T HEALTH SPENDING



5-TOTAL HEALTH SPENDING



Government spending behaved somewhat differently, rising at a rather constant percentage rate, 3.5% a year, from 1919 all the way to 1965 except for a short post-war bulge. The enactment of Medicare and Medicaid produced an explosion in government spending that went sharply higher than the extrapolated trend.

In the process, government's share of total spending went from 15% during the 1920s to 25% in 1965 before surging to 42% in the next two decades, or from less than 1% of national income to nearly 6%.

The data from figures 3 and 4 are combined in figure 5 to show that, if the earlier trends had continued, total spending in 1989 would have been less than half as much as it actually was.

One major physical input is the number of physicians. Physicians numbered 157 per 100,000 population at the turn of the century, gradually declined to 125 by 1929, and then rose slowly to 133 by 1959 before beginning an exponential climb to 252 by 1987, the latest year for which I have data. The rapid increase in the number of physicians was preceded by a sharp rise in their median income, from a level less than 7.0 times per capita income to a peak of 11.6 to 1 in 1962 (see the final line in table 1).

As cost containment became more pressing, the rise in the number of physicians was accompanied by a decline in their relative income, though their income continued to rise in absolute terms. By 1987 the ratio had declined from 11.6 to 9.1, and no doubt the decline is continuing.

Despite the sharp rise in the number and income of physicians, it is worth noting, first, that the cost of physicians' services accounts for only about one-fifth of total health care cost and, second, that the share is less than it has historically been. In 1929 the cost of physicians' services was about 27% of total health cost; after World War II, about 25%. The explanation is presumably a combination of expensive equipment and administrative expense.

So much for input. What about output?

That is the true problem.

The output of the medical care industry that we are interested in is its contribution to better health. How can we measure better health in a reasonably objective way that is not greatly influenced by other factors?

For example, if medical care enables people to live longer and healthier lives, we might expect that the fraction of persons aged 65 to 70 who continue to work would go up. In fact, of course, the fraction has gone down drastically — thanks to higher incomes reinforced by financial incentives from Social Security.

With the same "if" we might expect the fraction of the population classified as disabled to go down, but that fraction has gone up, again not for reasons of health but because of government social security programs. And so I have found with one initially plausible measure after another — all of them are too contaminated by other factors to reflect the output of the medical-care industry.

The least bad measure that I have been able to come up with is length of life, although that too is seriously contaminated by other factors.

Improvements in diet, housing, clothing, and so on made possible by increasing affluence as well as government measures such as provision of purer water and better garbage collection and disposal have doubtless contributed to lengthening the average life span.

Wars, epidemics, and natural and man-made disasters have played a part. Even more important, the quality of life is as meaningful as the length of life. Perhaps someone more knowledgeable in this field can come up with a better measure of the relevant output of the medical care industry. I have not been able to.

Figures 6 and 7 (see page 9) present two different sets of data on length of life: figure 6, on length of life at birth, figure 7, on remaining length of life at age 65. The two tell rather different stories.

For length of life at birth, data are readily available by sex and race, and I have concentrated on the length of life of females and of whites and blacks separately to keep the populations involved as homogeneous as possible over a long period. In figure 6, I show the estimated average length of life at birth of white and black females since 1900. As in the preceding charts, I have also included trends fitted to pre-war data. The trends fit the data surprisingly well until the late 1950s.

Until then, life expectancy at birth of white females went up steadily, from 48.7 years in 1900 to 74.2 years in 1959, and of black females from 33.5 to 65.2 years — or, during the intervening 59 years, on the average by 0.43 years per year for white females and 0.54 for black. The rise then slowed drastically. Life expectancy for white females went from 74.2 years in 1959 to 79.0 in 1989 and for black females from 65.2 years in 1959 to 75.6 in 1989 — an average of only 0.16 and 0.35 years per year during those 30 years. The rate of rise was cut by more than half for whites, by more than a third for blacks.

As life expectancy lengthens, further increases are presumably more difficult to achieve — early gains would seem to be the easiest. Yet there are no signs of any slowdown for the first 59 years of the 20th century (see figure 6). The shift to a lower rate of improvement comes suddenly, not long before the rapid expansion in the federal government's role in medical care and the sharp slowdown in the rate of increase in the amount of funds going to research.

Figure 7, on life expectancy at age 65, is for both races combined because I have been unable to get data going far enough back for blacks and whites separately. In sharp contrast to figure 6, we see very slow though steady progress to about 1939 and then decidedly more rapid progress, especially for females. Does the speeding up around 1939 reflect the discovery and subsequent wider use of a range of antibiotics? I leave that as a puzzle for others.

In terms of my own concern — the effect of greater government involvement — figure 7 is of little help. For females, Medicare is followed by an initial speeding up, then tapering off; for males, the pattern is almost the reverse: little or no change from 1950 to 1970, then a speeding up. In short, it will take a far more detailed and informed analysis to reach any clear conclusions about what has been happening to the output of the medical care industry in terms of either the length of life or, even more, the quality of life.

Nonetheless, for total medical care, as for hospitals, it is hard to avoid the conclusion that Gammon's law is at work. There is no question that medicine in all its aspects has become subject to an ever more complex bureaucratic structure. No question that input has exploded. No evidence that output has come anywhere close to keeping pace, though we lack a firm basis for going beyond this very general statement. "Black holes" indeed.

Why should we be surprised?

Evidence covering a much broader range of activities

documents the conclusion that bureaucratic structures produce high-cost, low-quality, and inequitably distributed output. That is the dramatic lesson underlined recently by the collapse of socialism in the Soviet Union, China and the Eastern European satellites of the Soviet Union.

The U.S. medical system has become in large part a socialist enterprise. Why should we be any better at socialism than the Soviets? Or the East Germans? Or the Czechs? Or the Chinese?

Medicine is not unique. Our socialized postal system, our socialized school system, our socialized system of trying to control drugs, and indeed our socialized defense industry provide clear evidence that we are no better at socialism than countries that have gone all the way.

Yet not only do we keep on being surprised, but we continue in each of these areas to increase the scope of socialism. Nearly all the suggestions for improving our medical system involve expanding the role of government, at the extreme moving from a partly socialist system to a completely socialist system!

SOLUTION

I believe that the inefficiency, high cost and inequitable character of our medical system can be fundamentally remedied in only one way: by moving in the other direction, toward reprivatizing medical care.

I conjecture that almost all consumers of medical services, and many producers, would favor a simple reform that would privatize most medical care. Yet that reform is not politically feasible because it would be violently opposed by the bureaucracy that plans, controls and administers the current structure of medical care.

The reform has two major elements:

(1) End both Medicare and Medicaid and replace them with a requirement that every U.S. family unit have a major medical insurance policy with a high deductible, say $20,000 a year or 30% of the unit's income during the prior two years, whichever is lower.

(2) End the tax exemption of employer-provided medical care; it should be regarded as a fully taxable fringe benefit to the employee — deductible for the employer but taxable to the employee. Each of these reforms needs further discussion.

For the first element, preferably, the major medical insurance policy should be paid for by the individual family unit, which should receive a reduction in taxes reflecting the reduction in cost to the government. There would be an exception for lower-income families and for families unable to qualify for coverage at an affordable fee. The government would help them finance the policy though not administer it. That would be done by private competitive insurance companies chosen by each individual or family separately. Individuals or families would, of course, be free to buy supplementary insurance if they so desired.

However, even if the government were to pay for major medical insurance for everyone directly — rather than by reducing taxes — there is little doubt that both the government's cost and the total health cost would decline drastically because of the elimination of the tremendous governmental bureaucratic structure that has been built up to supervise a large fraction of all health activities.

The tax exemption of employer-provided medical care has two different effects, both of which contribute to raising health costs.

First, it leads the employee to rely on the employer rather than himself to finance and provide medical care. Yet the employee is likely to do a far better job of monitoring health-care providers in his own interest than is the employer.

Second, it leads the employee to take a larger fraction of his total remuneration in the form of health care than he would if it had the same tax status as other expenditures.

If the tax exemption were removed, employees could bargain with their employers for a higher take-home pay in lieu of health care and provide for their own health care either by dealing directly with health-care providers or through purchasing health insurance.

These two reforms would completely solve the problem of the currently medically uninsured, eliminate most of the bureaucratic structure, free medical practitioners from an incredible burden of paperwork and regulation, and lead many employers and employees to convert employer-provided medical care into a higher cash wage. The taxpayer would save money because total governmental costs would plummet.

The family unit would be relieved of one of its major concerns — the possibility of being impoverished by a major medical catastrophe — and most could readily finance the remaining medical costs, which I conjecture would return to something like the 5% of total consumer spending that it was before the federal government got into the act.

Families would once again have an incentive to monitor the providers of medical care and to establish the kind of personal relations with them that once were customary. The demonstrated efficiency of private enterprise would have a chance to operate to improve the quality and lower the cost of medical care.

There is only one thing wrong with this dream. It would displace and displease the large number of people now engaged in administering, studying and daily revising the present socialized system, including a large private-sector component that has adjusted to the system. Most of them are highly competent at what they do and would be able to use their abilities in productive activities if their current employment were terminated. But, understandably, they will not see it that way, and they are sufficiently potent politically to kill any such reform before it could ever get an extensive following, just as the educational bureaucracy has repeatedly killed even modest programs for privatizing the educational system, though poll after poll shows that the public supports privatization through parental choice.

Medical care provides a clear example of the basic difference between private and governmental enterprise. That difference is not in the quality of people who initiate or operate new ventures or in the promise of the ventures. The people proposing and undertaking government ventures are generally as able, as ingenious, and of as high moral character as the people undertaking private ventures, and the ventures they undertake may well be of equal promise.

The difference is in the bottom line. If a private venture is unsuccessful, its backers must either shut it down or finance its losses out of their own pockets, so it will generally be terminated promptly. If a governmental venture is unsuccessful, its backers have a different bottom line.

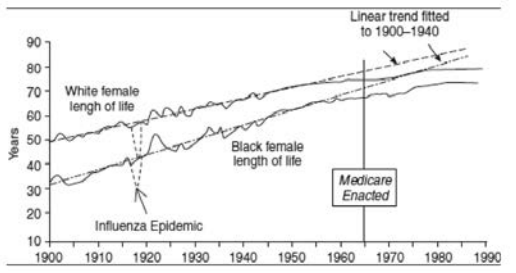
Shutting it down is an admission of failure, something none of us is prepared to face if we can help it. Moreover, it is likely to mean the loss of a remunerative job for many of its backers and promoters. And they need not shut it down. Instead, in entire good faith, the backers can contend that the apparent lack of success is simply a result of not carrying the venture far enough. If they are persuasive enough, they can draw on the deep pockets of the taxpaying public, while replenishing their own, to finance a continuation and expansion of the venture.

Little wonder that unsuccessful government ventures are generally expanded rather than terminated.

In my opinion, that is what is responsible for Gammon's "black holes" in medicine, schooling, the "war on drugs," agricultural subsidies, protectionism and so on and on. That is the way high-minded motives and self-interest combine to produce what Rep. Richard Armey once labeled "the invisible foot of government." I challenge you to find more than a very exceptional counterexample.

6-LIFE EXPECTANCY AT BIRTH

Estimated Length of Life at Birth of Females, 1900–1989, and Linear Trend Fitted to 1900–1940
NOTE: In computing trend, 1918 observation replaced by average of 1917 and 1919 to eliminate effect of influenza epidemic.



7-LIFE EXPECTANCY AT AGE 65

Male and Female Life Expectancy at Age 65, 1900–1988
NOTE: Dashed lines are linear trends fitted to the two successive periods 1900–1939, 1940–1988.

