

## LEE COUNTY LEGAL NOTICES

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2023-CP-1597  
Division PROBATE  
IN RE: ESTATE OF  
GENE LUPI  
Deceased.

The administration of the estate of GENE LUPI, deceased, whose date of death was November 28, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is, 2000 MAIN STREET FORT MYERS, FL. 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

**Personal Representative:**  
Nancy Fearson  
168 Five Stitch Drive  
Henrico, North Carolina 27842

**Personal Representative:**  
Patricia Stouidt  
20037 WELBORN ROAD  
NORTH FORT MYERS, FL. 33917  
Attorney for Personal Representative:  
Steven Duncan  
Florida Bar No. 85850  
Duncan Law Firm, P.A.  
10600 Chevrolet Way #213  
Estero, FL. 33928  
239-405-6848  
June 16, 23, 2023 23-01827L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-0955  
Division Probate  
IN RE: ESTATE OF  
ROGER G. STANTON JR.  
Deceased.

The administration of the Estate of Roger G. Stanton Jr., deceased, whose date of death was November 29, 2022, File Number 23-CP-0955, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOT WITHSTANDING THE TIME PERIOD SET FORTH, 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 June 16, 2023.

**Personal Representative:**  
Brianna L. Ayala, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1019332  
Noble Legal Firm, PLLC  
27499 Riverview Center Blvd.  
Suite 222  
Bonita Springs, FL 34134  
Telephone: (239) 230-2427  
Fax (239) 389-1823  
Email: eservice@legalswfl.com  
Secondary: Brianna@legalswfl.com  
June 16, 23, 2023 23-01829L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001715  
Division Probate  
IN RE: ESTATE OF  
MICHAEL B. SZYMANSKI,  
Deceased.

The administration of the estate of Michael B. Szymanski, deceased, whose date of death was June 24, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

**Personal Representative:**  
Kevin M. Szymanski  
131 SE 22nd Street  
Cape Coral, FL 33990  
Attorney for Personal Representative:  
Mary Vlasak Snell, Attorney  
Florida Bar Number: 516988  
PAYESE LAW FIRM  
P.O. Box 1507  
Fort Myers, FL 33902-1507  
Telephone: (239) 334-2195  
Fax: (239) 332-2243  
E-Mail: mvs@paveselaw.com  
Secondary E-Mail: lja@paveselaw.com  
June 16, 23, 2023 23-01830L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-1361  
IN RE: ESTATE OF  
CATHY LEE BURT  
Deceased.

The administration of the estate of Cathy Lee Burt, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., Ft. 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 June 16, 2023.

**Personal Representative:**  
Willow Chloe Peterson  
410 SE 17th Terrace  
Cape Coral, Florida 33990  
Attorney for Personal Representative:  
Amy Meghan Neaheer, Esq  
Attorney  
Florida Bar Number: 190748  
6313 Corporate Court Ste. 110  
Fort Myers, Florida 33919  
Telephone: (239) 785-3800  
Fax: (239) 224-3391  
E-Mail: aneaheer@neaheerlaw.com  
Secondary E-Mail:  
kwagner@neaheerlaw.com  
June 16, 23, 2023 23-01831L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001129  
IN RE: ESTATE OF  
DEBRA A. SONDGEROTH,  
Deceased.

The administration of the estate of Debra A. Sondgeroth, deceased, whose date of death was February 5, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

**Personal Representative:**  
Phyllis A. Sondgeroth  
Phyllis A. Sondgeroth  
3205 Jacaranda Pkwy. E.  
Cape Coral, FL 33909  
Attorney for Personal Representative:  
s/ Jeffrey A. Attia  
Jeffrey A. Attia  
E-Mail Address:  
jeff@jeffreattialaw.com  
Florida Bar No. 0108199  
The Law Office of Jeffrey Attia, PA  
6719 Winkler Road, Suite 114  
Fort Myers, FL 33919  
Telephone: 239-919-2318  
June 16, 23, 2023 23-01834L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-1727  
IN RE: ESTATE OF  
ELEANOR B. PAULSON A/K/A  
ELEANOR BEATRICE PAULSON  
Deceased.

The administration of the estate of Eleanor B. Paulson a/k/a Eleanor Beatrice Paulson, deceased, whose date of death was October 16, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 16, 2023.

**Personal Representative:**  
Diane Lee DeBacy  
201 Getzville Road  
Amherst, New York 14226  
Attorney for Personal Representative:  
James E. Kerr, Attorney  
Florida Bar Number: 0521728  
HENDERSON FRANKLIN STARNES  
& HOLT, P.A.  
3451 Bonita Bay Boulevard, Suite 206  
Bonita Springs, FL 34134  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail: james.kerr@henlaw.com  
June 16, 23, 2023 23-01835L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001830  
IN RE: ESTATE OF  
ROBERT MCANDREW BEST,  
Deceased

The administration of the estate of Robert MacAndrew Best, deceased, whose date of death was July 15, 2022, 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 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 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 June 16, 2023.

**Personal Representative:**  
Lisa J. Best  
1616 Country Club Pkwy  
Lehigh Acres, Florida 33936  
Attorney for Personal Representative  
CATHERINE E. BLACKBURN  
Florida Bar Number: 940569  
BLACKBURN LAW FIRM, PLLC  
5230 Central Avenue  
St. Petersburg, FL 33707  
Telephone: (727) 826-0923  
E-Mail: Cathy@lifeplanlaw.com  
June 16, 23, 2023 23-01858L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001385  
Division Probate  
IN RE: ESTATE OF  
GAYE NAN SMITH  
Deceased.

The administration of the estate of Gaye Nan Smith, deceased, whose date of death was December 27, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, 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.

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 June 16, 2023.

**Personal Representative:**  
Valerie Hicks,  
45 Wesleyan Way,  
Oxford, GA 30054  
Attorney: R. Nadine David, Esq.,  
FBN: 89004,  
Florida Probate Law Group,  
PO Box 141135,  
Gainesville, FL 32614  
Phone: (352) 354-2654,  
ndavid@floridaprobatelawgroup.com  
www.floridaprobatelawgroup.com  
June 16, 23, 2023 23-01848L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 23-CP-000591  
IN RE: ESTATE OF  
Loren Alan Foskitt,  
Deceased.

The administration of the estate of Loren Alan Foskitt, deceased, whose date of death was October 13, 2022, and whose social security number is xxx-xx-xxxx, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED 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 June 16, 2023.

**Personal Representative:**  
Brittany Josephine Foskitt  
Attorney for Personal Representative:  
ALLAN T. GRIFFITH P.A.  
2100 McGregor Boulevard  
Fort Myers, FL 33901  
(239) 334-9199  
allan@allantgriffith.com  
Allan T. Griffith, Esquire  
Florida Bar #173669  
June 16, 23, 2023 23-01850L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
THE 20TH JUDICIAL CIRCUIT IN  
AND FOR LEE COUNTY,  
FLORIDA  
DIVISION: PROBATE &  
GUARDIANSHIP  
FILE NO.: 23-CP-001026  
IN RE: ESTATE OF  
HAROLD A. BANTA,  
Deceased.

The administration of the estate of HAROLD A. BANTA, deceased, whose date of death was February 3, 2023, File No. 23-CP-001026 is pending in the 20th Judicial 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 has been 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 SO FILED 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 the first publication of this Notice is June 16, 2023.

**MYKAL BANTA  
Personal Representative**  
5028 Ashley Lake Drive, Apt. 326  
Boynton Beach, Florida 33437  
ERIK IAN EASTHAM  
FLORIDA BAR NO. 0085852  
EASTHAM LAW OFFICES  
Attorney for Personal Representative  
138 W. Palmetto Park Road  
Boca Raton, Florida 33432  
(561) 395-6800  
June 16, 23, 2023 23-01836L

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No.: 23-CP-001679  
IN RE: ESTATE OF  
JENNIFER JO OLTMAN  
Deceased.

The administration of the estate of JENNIFER JO OLTMAN, deceased, whose date of death was October 5, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED 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 June 16, 2023.

**Personal Representative:**  
Brett Oltman  
2085 Andrea Lane #9  
Fort Myers, FL 33912  
Attorney for Personal Representative:  
Theresa Daniels, Esq.  
Daniels Law, P.A.  
P.O. Box 570  
Bokeelia, FL 33922  
(239) 214-6010  
tad@DanielsLawPA.com  
Attorney for Personal Representative  
June 16, 23, 2023 23-01872L

### 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 Russell Hanzevack Engine Repair located at 1343 SE 16th Pl in the City of Cape

Coral, Lee County, FL 33990 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of June, 2023.  
Russell Hanzevack  
June 16, 2023 23-01879L

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wimmer Aesthetics located at 3384 Woods Edge Cir Ste 104, in the County of Lee, in the City of Bonita Springs,

Florida 34134 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bonita Springs, Florida, this 14th day of June, 2023.  
Wimmer Orthopedics, LLC  
June 16, 2023 23-01891L



## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23CP-1734  
IN RE: ESTATE OF  
OTTO SCHRAFF SR.  
AKA OTTO SCHRAFF  
Deceased.

The administration of the estate of OTTO SCHRAFF SR. AKA OTTO SCHRAFF, deceased, whose date of death was April 16, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King 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.

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 June 16, 2023.

**Personal Representative:****Toni M. Reo**4540 Maple Avenue, Apt. 240  
La Mesa, California 91941Attorney for Personal Representative:  
Michael G. Little

Florida Bar Number: 0861677

JOHNSON, POPE, BOKOR,  
RUPPEL & BURNS, LLP

311 Park Place Blvd., Ste. 300

Clearwater, Florida 33759

Telephone: (727) 461-1818

Fax: (727) 462-0365

E-Mail: mikel@jpfirm.com

Secondary E-Mail:

ssigner@jpfirm.com

June 16, 23, 2023 23-01841L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-1813  
Division Probate  
IN RE: ESTATE OF  
VICTORIA BASHIAN  
HIMELSTEIN,  
A/K/A VICTORIA HIMELSTEIN  
Deceased.

The administration of the estate of VICTORIA BASHIAN HIMELSTEIN, A/K/A VICTORIA HIMELSTEIN, deceased, whose date of death was May 10, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 16, 2023.

**Personal Representative:****ALFRED C. BASHIAN**

3320 Cayman Lane

Naples, Florida 34119

Attorney for Personal Representative:

Brandon R. Bynnar, Esq., Attorney

Florida Bar Number: 66365

The Law Office of Brandon

R. Bynnar, P.L.

9120 Galleria Court, Suite B

Naples, Florida 34109

Telephone: (239) 592-9211

Fax: (239) 963-1479

E-Mail: brandon@bynnarlaw.com

June 16, 23, 2023 23-01842L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
File No. 23-CP-1813  
Probate Division  
IN RE: ESTATE OF  
BARBARA KNIGHT TOOMEY  
a/k/a BARBARA K. TOOMEY,  
Deceased

The administration of the estate of Barbara K. Toomey, deceased, whose date of death was May 22, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

**Personal Representative:****Nancy P. Halula**

c/o Laird A. Lile, PLLC

3033 Riviera Drive, Suite 104

Naples, FL 34103

Attorney for Personal Representative:

s/ Laird A. Lile

Laird A. Lile

Florida Bar Number 443141

3033 Riviera Drive, Suite 104

Naples, FL 34103

Telephone: 239.649.7778

Fax: 239.649.7780

Primary E-Mail:

LLile@LairdALile.com

Secondary E-Mail:

Pamela@LairdALile.com

June 16, 23, 2023 23-01873L

## FIRST INSERTION

NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001781  
IN RE: ESTATE OF  
JOAN CONROY  
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 JOAN CONROY, deceased, File Number 23-CP-001781, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, Florida 33901; that the decedent's date of death was November 2, 2022; that the total value of the estate is less than \$75,000, and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
James Conroy, Ellen McNamara,  
Janice Albert, Martin Peter Conroy,  
John Conroy, Thomas Conroy,  
Dennis Conroy, David Conroy  
c/o Kenneth D. Krier, Esq.  
CUMMINGS & LOCKWOOD LLC  
P.O. Box 413032  
Naples, Florida 34101

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 June 16, 2023.

**Personal Representative:****JOSEPH E. SCUDERI, JR.**

9 Flintlock Drive

Warren, New Jersey 07059

Attorney for Personal Representative:

CHRISTA W. HERMAN, ESQ.

Attorney

Florida Bar Number: 99222

CWH Law

1001 W. Indiantown Road, Suite 102

Jupiter, FL 33458

Telephone: (561) 510-2188

Fax: (561) 510-6267

E-Mail: cherman@cwhlawyers.com

June 16, 23, 2023 23-01826L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001550  
Division Judge Fuller  
IN RE: ESTATE OF  
FILOMENA P. SCUDERI  
Deceased.

The administration of the estate of FILOMENA P. SCUDERI, deceased, whose date of death was November 9, 2022, 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 June 16, 2023.

**Personal Representative:****Julie Ann Cosgrove**

27901 Hacienda E. Blvd. #218-B

Bonita Springs, Florida 34135

Attorney for Personal Representative:

Douglas A. Dodson, II, Attorney

Florida Bar Number: 126439

DORCEY LAW FIRM PLC

10181 Six Mile Cypress Parkway, Ste C

Fort Myers, FL 33966

Telephone: (239) 418-0169

Fax: (239) 418-0048

E-Mail: douglas@dorceylaw.com

Secondary E-Mail:

probate@dorceylaw.com

June 16, 23, 2023 23-01840L

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT  
OF THE TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001764  
IN RE: ESTATE OF  
JEAN DODD (a/k/a Jean C. Dodd),  
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 JEAN DODD (a/k/a Jean C. Dodd), deceased, File Number 23-CP-001764, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901 (P.O. Box 9346, Fort Myers, FL 33902); that the decedent's date of death was January 3, 2023; that the total value of the estate is \$14,500.00, and that the name and address of person to whom it has been assigned by such order are:

Charles R. Martin  
Successor Trustee of the  
JEAN DODD TRUST  
dated February 1, 1993  
1917 Navajo Drive  
Fort Collins, CO 80525-1527

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

All creditors of the decedent's estate 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 SO FILED  
WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT  
BARRED BY THE LIMITATIONS  
DESCRIBED ABOVE, ALL CLAIMS  
WHICH HAVE NOT BEEN FILED  
WILL BE BARRED TWO YEARS  
AFTER DECEDENT'S DEATH.

The date of death of the decedent is  
April 21, 2023.

The date of first publication of this  
Notice is June 16, 2023.

**Personal Representative:****Valerie Lower**

9512 SE 179th Wesley St.

Lady Lake, FL 32162

Attorney for Personal Representative:

Ashley Czajkowski, Esq.

Florida Bar No.: 95940

Goede, DeBoest &amp; Cross, PLLC

6609 Willow Park Drive,

Second Floor

Naples, Florida 34109

Phone: 239-331-5100

ACzajkowski@gadclaw.com

June 16, 23, 2023 23-01887L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001383  
Division Probate  
IN RE: ESTATE OF  
GLEN ALBERT WURSTER  
Deceased.

The administration of the estate of Glen Albert Wurster, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this  
notice is June 16, 2023.

**Personal Representative:****Julie Ann Cosgrove**

27901 Hacienda E. Blvd. #218-B

Bonita Springs, Florida 34135

Attorney for Personal Representative:

Douglas A. Dodson, II, Attorney

Florida Bar Number: 126439

DORCEY LAW FIRM PLC

10181 Six Mile Cypress Parkway, Ste C

Fort Myers, FL 33966

Telephone: (239) 418-0169

Fax: (239) 418-0048

E-Mail: douglas@dorceylaw.com

Secondary E-Mail:

probate@dorceylaw.com

June 16, 23, 2023 23-01840L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 23-CP-001656  
IN RE: ESTATE OF  
GRACIE ALICE RAMSEY  
a/k/a GRACIE A. RAMSEY,  
Deceased.

The administration of the estate of GRACIE ALICE RAMSEY a/k/a GRACIE A. RAMSEY, deceased, whose date of death was March 21, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 16, 2023.

**Personal Representative:****Alesia DeBoer**

3414 Hancock Bridge Parkway

North Fort Myers, FL 33903

**Personal Representative**

Attorney for Personal Representative:

Theresa Daniels, Esq.

Daniels Law, P.A.

P.O. Box 570

Bokeelia, FL 33922

(239) 214-6010

tad@DanielsLawPA.com

Attorney for Personal Representative

June 16, 23, 2023 23-01849L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 23-CP-001728  
IN RE: ESTATE OF  
THOMAS F. SAFAR,  
Deceased.

The administration of the estate of Thomas F. Safar, deceased, whose date of death was December 20, 2021, 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 June 16, 2023.

**DocuSigned by: Thomas Safar, II****Thomas Safar, II**

5016 Sorrento Ct.

Cape Coral, FL 33904

/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

June 16, 23, 2023 23-01846L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001780  
Division PROBATE  
IN RE: ESTATE OF  
IHOKO OGURA



**FIRST INSERTION**

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

**CASE NO. 23-CA-006479**  
**JOSE CARLOS VALERA ARMAS, Plaintiffs, vs. KIWI INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, et. al., Defendants.**

COMES NOW, the Plaintiff, JOSE CARLOS VALERA ARMAS, by and through the undersigned attorney, and hereby gives notice that a civil action to: KIWI INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, 5600 N.E. Trieste Way, Boca Raton, Florida 33487, has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on May 11, 2023. Case No: 23-CA-006479.

1. Lot 20, Block 7, Unit 1, Lehigh Park, Sections 22 and West 1/2 23, Township 44 South, Range 26 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 15, Page 64, Public Records, Lee County, Florida. Parcel Identification Number: 23-44-26-08-00007.0200 More commonly known as: 3409 22nd Street West, Lehigh Acres, FL 33971

You are required to serve and Answer to this action upon: Juan J. Piles, Esquire, Plaintiff's attorney, whose address is 4905 Chiquita Blvd. S., Suite 103, Cape Coral, Florida, on or before July 24, 2023, 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 Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

DATED THIS 14 day of June, 2023.  
 Signed on May 31, 2023.

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

23-01881L

**FIRST INSERTION**

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

**File No. 23-CP-001704**  
**Division P(3)**  
**IN RE: ESTATE OF LORI ANNE BEAUMONT Deceased**

The administration of the estate of LORI ANNE BEAUMONT, deceased, whose date of death was January 21, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: June 16, 2023.

**Personal Representative:**  
**LESLIE LUNDIN**  
**Personal Representative**  
 2255 Johns Peak Road  
 Central Point, OR 97502  
**CAREY LUNDIN**  
**Personal Representative**  
 13912 Old Harbor Lane, #201  
 Marina Del Rey, CA 90292  
**LAUREN LUNDIN**  
**Personal Representative**  
 1908 Cool Spring Dr.  
 Alexandria, VA 22308  
**STEVEN J. LUNDIN**  
**Personal Representative**  
 6087 Henderson Road  
 Sanibel, FL 33957

Nicole R. Cook, Esq.  
 Attorney for Personal Representative  
 Florida Bar No. 124945  
 SIMMONS & COOK, PLLC  
 2080 McGregor Blvd., Suite 101  
 Fort Myers, FL 33901  
 Telephone: (239) 204-9376  
 Email: Nicole@lawswfl.com  
 Secondary Email:  
 Victoria@lawswfl.com  
 June 16, 2023 23-01878L

**FIRST INSERTION**

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

**CASE NO.: 22-CA-003698**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SUSAN K. METES, et al., Defendants.**

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on July 19, 2023, at 9:00 a.m. ET, via the online auction site at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lot 65, Waterway Estates of Fort Myers, Block 1, Unit 1, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 2 and 3, of the Public Records of Lee County, Florida.  
 Property Address: 4587 Tennyson Drive, North Fort Myers, FL 33903

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

Dated: June 13, 2023

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

Tiffany & Bosco, P.A.  
 1201 S. Orlando Ave., Suite 430  
 Winter Park, FL 32789  
[floridaservice@tblaw.com](mailto:floridaservice@tblaw.com)  
 June 16, 23, 2023 23-01876L

**FIRST INSERTION**

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

**File No. 23-CP-1641**  
**IN RE: ESTATE OF KATHLEEN ROGERS LUNDIN, a/k/a KATHLEEN R. LUNDIN, Deceased.**

The administration of the estate of KATHLEEN ROGERS LUNDIN, also known as KATHLEEN R. LUNDIN, deceased, whose date of death was March 19, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: June 16, 2023.

**Personal Representative:**  
**LESLIE LUNDIN**  
**Personal Representative**  
 2255 Johns Peak Road  
 Central Point, OR 97502  
**CAREY LUNDIN**  
**Personal Representative**  
 13912 Old Harbor Lane, #201  
 Marina Del Rey, CA 90292  
**LAUREN LUNDIN**  
**Personal Representative**  
 1908 Cool Spring Dr.  
 Alexandria, VA 22308  
**STEVEN J. LUNDIN**  
**Personal Representative**  
 6087 Henderson Road  
 Sanibel, FL 33957

Nicole R. Cook, Esq.  
 Attorney for Personal Representative  
 Florida Bar No. 124945  
 SIMMONS & COOK, PLLC  
 2080 McGregor Blvd., Suite 101  
 Fort Myers, FL 33901  
 Telephone: (239) 204-9376  
 Email: Nicole@lawswfl.com  
 Secondary Email:  
 Victoria@lawswfl.com  
 June 16, 2023 23-01878L

**FIRST INSERTION**

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

**CASE NO.: 23-CA-006593**  
**DATA MORTGAGE, INC., DBA ESSEX MORTGAGE; Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF CONNIE SUE LEMAY A/K/A CONNIE LEMAY; ONNIE MITCHELL; THE FEDERAL SAVINGS BANK; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).**

To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF CONNIE SUE LEMAY A/K/A CONNIE LEMAY  
 Last Known Address  
 UNKNOWN

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

WEST 21.4 FEET OF LOT 5 AND EAST 41.6 FEET LOT 6, BLOCK C, BARDEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. a/k/a 3138 2ND ST, FORT MYERS, FL 33916

Submitted by:  
 Marinosci Law Group, P.C.  
 100 W. Cypress Creek Road, Suite 1045  
 Fort Lauderdale, FL 33309  
 Telephone: (954) 644-8704  
 Facsimile: (754) 206-1971  
 June 16, 23, 2023 23-01880L

**FIRST INSERTION**

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

**CASE NO.: 23-CA-005769**  
**LAND HOME FINANCIAL SERVICES, INC., Plaintiff, vs. PATRICK ANTHONY TOBIN A/K/A PATRICK A. TOBIN; et al., Defendant(s).**

TO: Patrick Anthony Tobin a/k/a Patrick A. Tobin  
 Last Known Residence: 3005 Palmetto Oak Drive, Unit 103 Fort Myers, FL 33916

TO: Unknown Spouse of Patrick Anthony Tobin a/k/a Patrick A. Tobin  
 Last Known Residence: 3005 Palmetto Oak Drive, Unit 103 Fort Myers, FL 33916

TO: Jenny A. Tobin  
 Last Known Residence: 3005 Palmetto Oak Drive, Unit 103 Fort Myers, FL 33916

TO: Unknown Spouse of Jenny A. Tobin  
 Last Known Residence: 3005 Palmetto Oak Drive, Unit 103 Fort Myers, FL 33916

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

PHASE 10 BUILDING 24 UNIT 103 LEGAL DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 25 EAST; SAID PARCEL ALSO BEING A PORTION OF TRACT "E", FOREST LAKE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, AT PAGE 71 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CENTERLINE INTERSECTION OF PALMETTO OAK DRIVE

ALDRIDGE PITE, LLP,  
 Plaintiff's attorney,  
 5300 West Atlantic Avenue Suite 303  
 Delray Beach, FL 33484  
 1100-791B  
 Ref# 4498  
 June 16, 23, 2023 23-01882L

**FIRST INSERTION**

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

**File No. 23-CP-001744**  
**Division PROBATE**  
**IN RE: ESTATE OF MARY MARGARET SICKLES, aka MARY M. SICKLES Deceased.**

The administration of the estate of MARY MARGARET SICKLES, also known as MARY M. SICKLES, deceased, whose date of death was October 13, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Probate Department, Lee County Clerk, 1700 Monroe St., Ft Myers, FL 33902.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

JOYCE BEARDSLEY  
**Personal Representative**  
 10280 Wheeler Road  
 Lehigh Acres, FL 33935  
 David Zachary Smith, Esq.  
 Attorney for Personal Representative  
 Florida Bar No. 0968110  
 SMITH & SMITH GROUP, PLLC  
 10491 Ben C. Pratt/6 Mile Cypress Pky.  
 Box 256  
 Fort Myers, Florida 33966  
 Telephone: 239-400-5205  
 Email: losspec@gmail.com  
 Secondary Email: losspec@aol.com  
 June 16, 23, 2023 23-01886L

**FIRST INSERTION**

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

**File No. 23-CP-1881**  
**Division Probate**  
**IN RE: ESTATE OF CLAUDETTE LABRIE 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 Claudette Labrie, deceased, File Number 23-CP-1881, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors Fort Myers, FL 33901; that the decedent's date of death was August 17, 2022; that the total value of the estate is \$18,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Kimberly Huot, Trustee of the Claudette LaBrie Trust Agreement,  
 dated October 31, 2000  
 PO Box 579  
 Grantham, NH 03753

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 June 16, 2023.

**Person Giving Notice:**  
**Kimberly Huot**  
 PO Box 579  
 Grantham, New Hampshire 03753  
 Attorney for Person Giving Notice  
 Alyssa Keogh, Attorney  
 Florida Bar Number: 0461547  
 Holmes Fraser, P.A.  
 711 5th Avenue South, Suite 200  
 Naples, Florida 34102  
 Telephone: (239) 228-7280  
 E-Mail: akeogh@holmesfraser.com  
 June 16, 23, 2023 23-01890L

**FIRST INSERTION**

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

**File No. 23-CP-1881**  
**Division Probate**  
**IN RE: ESTATE OF CLAUDETTE LABRIE 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 Claudette Labrie, deceased, File Number 23-CP-1881, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors Fort Myers, FL 33901; that the decedent's date of death was August 17, 2022; that the total value of the estate is \$18,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Kimberly Huot, Trustee of the Claudette LaBrie Trust Agreement,  
 dated October 31, 2000  
 PO Box 579  
 Grantham, NH 03753

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 June 16, 2023.

**Person Giving Notice:**  
**Kimberly Huot**  
 PO Box 579  
 Grantham, New Hampshire 03753  
 Attorney for Person Giving Notice  
 Alyssa Keogh, Attorney  
 Florida Bar Number: 0461547  
 Holmes Fraser, P.A.  
 711 5th Avenue South, Suite 200  
 Naples, Florida 34102  
 Telephone: (239) 228-7280  
 E-Mail: akeogh@holmesfraser.com  
 June 16, 23, 2023 23-01890L

**FIRST INSERTION**

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

**File No. 23-CP-1881**  
**Division Probate**  
**IN RE: ESTATE OF CLAUDETTE LABRIE Deceased.**

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

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The date of first publication of this Notice is June 16, 2023.

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 PO Box 579  
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 June 16, 23, 2023 23-01890L

**FIRST INSERTION**

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

**File No. 23-CP-1881**  
**Division Probate**  
**IN RE: ESTATE OF CLAUDETTE LABRIE Deceased.**

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

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 Grantham, NH 03753

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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 June 16, 2023.

**Person Giving Notice:**  
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 PO Box 579  
 Grantham, New Hampshire 03753  
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 June 16, 23, 2023 23-01890L

**FIRST INSERTION**

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

**File No. 23-CP-1881**  
**Division Probate**  
**IN RE: ESTATE OF CLAUDETTE LABRIE 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 Claudette Labrie, deceased, File Number 23-CP-1881, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors Fort Myers, FL 33901; that the decedent's date of death was August 17, 2022; that the total value of the estate is \$18,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Kimberly Huot, Trustee of the Claudette LaBrie Trust Agreement,  
 dated October 31, 2000  
 PO Box 579  
 Grantham, NH 03753

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 June 16, 2023.

**Person Giving Notice:**  
**Kimberly Huot**  
 PO Box 579  
 Grantham, New Hampshire 03753  
 Attorney for Person Giving Notice  
 Alyssa Keogh, Attorney  
 Florida Bar Number: 0461547  
 Holmes Fraser, P.A.  
 711 5th Avenue South, Suite 200  
 Naples, Florida 34102  
 Telephone: (239) 228-7280  
 E-Mail: akeogh@holmesfraser.com  
 June 16, 23, 2023 23-01890L

**FIRST INSERTION**

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

**FILE NO.: 23-CP-1761**  
**IN RE: ESTATE OF KENNETH J. KLUG a/k/a KENNETH JAMES KLUG, Deceased.**

The administration of the estate of KENNETH J. KLUG a/k/a KENNETH JAMES KLUG, deceased, whose date of death was December 6, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

**Personal Representative:**  
**CHRISTIE K. RICE**  
 c/o Alison K. Douglas, Esq.  
 Cummings & Lockwood LLC  
 3001 Tamiami Trail North  
 Suite 400  
 Naples, FL 34103  
 Attorney for Personal Representative:  
 ALISON K. DOUGLAS, ESQ.  
 E-mail Addresses:  
 adouglas@cl-law.com;  
 jpoklemba@cl-law.com  
 Florida Bar No. 0899003  
 Cummings & Lockwood LLC  
 3001 Tamiami Trail North, Suite 400  
 Naples, FL 34103  
 Telephone: (239) 262-8311  
 7550187.L.docx 6/14/2023  
 June 16, 23, 2023 23-01884L

**FIRST INSERTION**

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

**File No. 23-CP-1881**  
**Division Probate**  
**IN RE: ESTATE OF CLAUDETTE LABRIE Deceased.**

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

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The date of first publication of this Notice is June 16, 2023.

**Person Giving Notice:**  
**Kimberly Huot**  
 PO Box 579  
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 Attorney for Person Giving Notice  
 Alyssa Keogh, Attorney  
 Florida Bar Number: 0461547  
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 711 5th Avenue South, Suite 200  
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 Telephone: (239) 228-7280  
 E-Mail: akeogh@holmesfraser.com  
 June 16, 23, 2023 23-01890L

**FIRST INSERTION**

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

**File No. 23-CP-1881**  
**Division Probate**  
**IN RE: ESTATE OF CLAUDETTE LABRIE Deceased.**

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**FIRST INSERTION**

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

**File No. 23-CP-1881**  
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 June 16, 23, 2023 23-01890L

**FIRST INSERTION**

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

**File No. 23-CP-1881**  
**Division Probate**  
**IN RE: ESTATE OF CLAUDETTE LABRIE Deceased.**

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 Grantham, New Hampshire 03753  
 Attorney for Person Giving Notice  
 Alyssa Keogh, Attorney  
 Florida Bar Number: 0461547  
 Holmes Fraser, P.A.  
 711 5th Avenue South, Suite 200  
 Naples, Florida 34102  
 Telephone: (239) 2



## FIRST INSERTION

## NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on May 23, 2023, issued a Conceptual Environmental Resource Permit (permit) with conditions, Permit Number 36-107442-P, Application #220620-34847, to Jared Holes, Successor Trustee, Land Trust Number 5018, 2500 Tamiami Trail North, Suite 214, Naples, FL 34103. This permit authorizes the conceptual approval of a stormwater management (SWM) system serving 492.79 acres of mixed-use development known as Daniels South within a 1,184-acre site. Daniels South is in south Fort Myers, at 13400 Daniels Parkway, in Sections 8, 9, 16, 17, and 21, Township 45 South, Range 26 East, Lee County, Florida.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at [permits@sfwmd.gov](mailto:permits@sfwmd.gov), or by accessing the permit directly from the District's website ([www.sfwmd.gov](http://www.sfwmd.gov)) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review 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. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

## RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons

seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, 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, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD 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 which materially differs from the notified intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., 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 SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD 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 that the SFWMD 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.

## FILING INSTRUCTIONS

A petition for administrative hear-

ing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. 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 SFWMD 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 SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.

- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto: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. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

## INITIATION OF AN ADMINISTRATIVE HEARING

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

## FIRST INSERTION

## NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 23-CP-001473  
Division Probate  
IN RE: ESTATE OF  
MICHAEL D. AUBELE  
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 Michael D. Aubele, deceased, File Number 23-CP-001473, 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 February 7, 2023; that the total value of the estate is \$57,978.48 for exempt proper and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Joyce A. Aubele	1345 N. Brandywine Circle Fort Myers, FL 33919

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 16, 2023.

**Persons Giving Notice:**  
/s/ Joyce A. Aubele  
Joyce A. Aubele  
1345 N. Brandywine Circle  
Fort Myers, FL 33919  
Attorney for Persons Giving Notice  
/s/ Tasha Warnock  
Tasha A Warnock, Esq.  
Florida Bar Number: 116474  
The Warnock Law Group  
6843 Porto Fino Circle  
Fort Myers, FL 33912  
Telephone: (239) 437-1197  
Fax: (239) 437-1196  
E-Mail: [service@warnocklawgroup.com](mailto:service@warnocklawgroup.com)  
Secondary E-Mail: [twarnock@warnocklawgroup.com](mailto:twarnock@warnocklawgroup.com)  
June 16, 23, 2023 23-01838L

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's 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 SFWMD'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 SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD'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 SFWMD to take with respect to the SFWMD's proposed action.

## MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

## RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

June 16, 2023 23-01832L

## FIRST INSERTION

## NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 23-CP-001849  
IN RE: ESTATE OF  
NAOMI M. PICARD  
Deceased.

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

You are hereby notified that an Order of Summary Administration may be entered in the estate of NAOMI M. PICARD, deceased, File Number 23-CP-001849, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr Martin Luther King Jr Blvd., Fort Myers, FL 33901; that the decedent's date of death was November 4, 2022; that the total value of the estate is \$2007.33 (not including exempt and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
DARREN J. PICARD	10419 W. Juniper Street Milwaukee, WI 53224
DAVID A. PICARD	5332 22nd Avenue Wild Rose, WI 54984

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 June 16, 2023.

**Persons Giving Notice:**  
DARREN J. PICARD  
10419 W. JUNIPER STREET  
MILWAUKEE, Wisconsin 53224  
Attorney for Person Giving Notice  
JACQUELINE R. BOWDEN GOLD  
Attorney  
Florida Bar Number: 109399  
RARICK, BESKIN &  
BOWDEN GOLD  
6500 Cowpen Rd.,  
Suite 204  
Miami Lakes, FL 33014  
Telephone: (305) 556-5209  
Fax: (305) 362-9525  
E-Mail: [JBowden@raricklaw.com](mailto:JBowden@raricklaw.com)  
Secondary E-Mail: [Service@raricklaw.com](mailto:Service@raricklaw.com)  
June 16, 23, 2023 23-01837L

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 2023-CA-000765  
U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V, Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JACK LEANE BARTON, et al., Defendants.

TO: JAMARVIYA O'SHAYA MONIQUE BARTON MANAYA ARNIQUE BARTON  
Last Known Address: 4807 5TH Street West, Lehigh Acres, FL 33971

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JACK LEANE BARTON.

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

LOTS 3 AND 4, BLOCK 20, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, including the buildings, appurtenances, and fixtures located thereon.

Property Address: 2810/2812 Dunbar Ave., Fort Myers, FL 33916 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on Harris S. Howard, Esq., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104, Boca Raton, FL 33431 within 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

WITNESS my hand and seal of this Court at Lee County, Florida on this 07 day of June, 2023.

Kevin C. Karnes  
LEE COUNTY CLERK OF COURT  
(SEAL) BY: K. Shoap  
Deputy Clerk

Harris S. Howard, Esq.,  
HOWARD LAW GROUP,  
Plaintiff's attorney,  
4755 Technology Way, Suite 104,  
Boca Raton, FL 33431  
June 16, 23, 2023 23-01825L

## FIRST INSERTION

## NOTICE IS HEREBY GIVEN THAT JOE SIMONELLI, OWNER, DESIRING TO ENGAGE IN BUSINESS UNDER THE FICTITIOUS NAME OF KM CREATIVE MANAGEMENT LOCATED AT 18 TARA COURT, FORT MYERS, FLORIDA 33912 INTENDS TO REGISTER THE SAID NAME IN LEE COUNTY WITH THE DIVISION OF CORPORATIONS, FLORIDA DEPARTMENT OF STATE, PURSUANT TO SECTION 865.09 OF THE FLORIDA STATUTES.

June 16, 2023 23-01861L

## FIRST INSERTION

Notice is hereby given that TARIQ DEVON THOMAS, OWNER, desiring to engage in business under the fictitious name of AMBITIOUS DREAMS located at 4327 MICHIGAN AVE, FORT MYERS, FLORIDA 33905 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 16, 2023 23-01862L

## FIRST INSERTION

Public sale for unpaid towing & storage charges only per FS 713.78 @ Master Touch Auto Repair Inc DBA Master Touch Auto Body 1508 Viscaya Pkwy Cape Coral - 2003 GMC Yukon Ut Whi IGKCE13Z53R244776 Sale On 7/3/2023 @ 9:00 am / 2022 Niss FrontierPkWhiINGEDICL7NN659299 2001 Chev Blazer Ut Whi IGNC13W812187045 2003 Ford F150 Pk Whi 1FTRW07653KD09794 2014 Dodg Journey Ut Whi 3C4PDCBG2ET296664 2006 Hond Pilot Ut Red 5FNYP28796B008168 2009 Ford Crown Victoria 4D Bge 2FAHP71V49X119966 2012 Niss Altima 4D Blk IN4AL2APICN535189 Sale On 7/10/2023 @ 9:00 am / Lesters Auto Sales Inc dba Lesters Used Auto Parts 1591 Ortiz Ave Fort Myers FL 1964 Cadi Sedan DeVille Model 63 4D Blk 64L072275 1988 Chev Cheyenne K2500 Pk Blk 1GCGK24K3KE119781 Sale On 7/3/2023 @ 9:00 am  
June 16, 2023 23-01867L

## FIRST INSERTION

## NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 22-CP-004146  
IN RE: ESTATE OF  
SALLY L. WAGNER  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Sally L. Wagner, deceased, File Number 22-CP-004146, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was August 13, 2022; that the total value of the estate is \$199,000.00, of which \$190,000.00 is exempt property, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Robin A. Carr	400 Highland Ave. S. Charleston, WV 25303
Eric Wagner	210 Percy Street Walbridge, OH 43465

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 June 16, 2023.

**Persons Giving Notice:**  
Robin A. Carr  
400 Highland Ave.  
S. Charleston, WV 25303  
Attorney for Persons Giving Notice  
Carol R. Sellers, Attorney  
Florida Bar Number: 893528  
LAW OFFICES OF RICHARDSON & SELLERS, P.A.  
3525 Bonita Beach Road,  
Suite 103  
Bonita Springs, FL 34134  
Telephone: (239) 992-2031  
Fax: (239) 992-0723  
E-Mail: [csellers@richardsoncsellers.com](mailto:csellers@richardsoncsellers.com)  
June 16, 23, 2023 23-01865L

## FIRST INSERTION

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

PROBATE DIVISION  
File No.: 23-CP-001672  
IN RE: ESTATE OF:  
Althea Chin  
Deceased.

The administration of the estate of Althea Chin, deceased, whose date of death was April 8, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, File Number 23-CP-001672, the address of which is Justice Center, 2nd Floor 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 16, 2023.

**Personal Representative**  
Herschel Cumberbatch  
1628 William Lott Drive Oshawa  
Ontario L1H 7K5 Canada  
Attorney for Personal Representative  
/s/ Alecia C. Daniel  
Alecia C. Daniel  
adh@genesislawpa.com  
[service@genesislawpa.com](mailto:service@genesislawpa.com)  
Florida Bar No. 36955  
10570 S US Hwy 1, Suite 300  
Port St Lucie, FL 34952  
Telephone: (772) 539-9831  
June 16, 23, 2023 23-01866L

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 23-CP-1669  
Division Probate  
IN RE: ESTATE OF  
KAREN G. CYR  
Deceased.

The administration of the estate of Karen G. Cyr, deceased, whose date of death was December 18, 2022, 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 16, 2023.

**Personal Representative:**  
Aimee Cyr  
3-6665 Rue Laurendeu  
Montreal, Quebec Canada  
Attorney for Personal Representative:  
Kyle C. Bacchus  
Florida Bar No. 1018458  
Wilson & Johnson  
2425 Tamiami Trail N., Suite 211  
Naples, Florida 34103  
Telephone: (239) 435-1500  
E-mail Addresses:  
[kcbacchus@naplesstatelaw.com](mailto:kcbacchus@naplesstatelaw.com),  
[jljavor@naplesstatelaw.com](mailto:jljavor@naplesstatelaw.com)  
June 16, 23, 2023 23-01839L

## FIRST INSERTION

## NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 2023-CP-001840  
IN RE: ESTATE OF  
NATHALY AFRIAT  
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 NATHALY AFRIAT, deceased, File Number 2023-CP-001840, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was April 24, 2023; that the only asset in this estate is exempt homestead real property and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
HUGUETTE AFRIAT GROCE	10418 Spruce Pine Court Ft. Myers, FL 33913
CHARLES AFRIAT	4781 Pocatella Avenue North Port, Florida 34287
FREDERIC AFRIAT	3100 NE 48th Street, PH8 Ft. Lauderdale, Florida 33308

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 June 16, 2023.

**Persons Giving Notice:**  
HUGUETTE AFRIAT GROCE  
10418 Spruce Pine Court  
Ft. Myers, Florida 33913  
Attorney for Person Giving Notice  
PHILIP V. HOWARD, Attorney  
Florida Bar Number: 106970  
HAHN LOESER & PARKS LLP  
2400 First Street, Suite 300  
Fort Myers, Florida 33901  
Telephone: (239) 337-6750  
Fax: (239) 208-5459  
E-Mail: [phoward@hahnlaw.com](mailto:phoward@hahnlaw.com)  
Alternate E-Mail: [mhawkins@hahnlaw.com](mailto:mhawkins@hahnlaw.com)  
Alternate E-Mail: [vbaker@hahnlaw.com](mailto:vbaker@hahnlaw.com)  
14649516.1  
June 16, 23, 2023 23-01843L



FIRST INSERTION

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

CASE NO.: 22-CA-004718  
**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF JEAN C. ABBOTT, DECEASED; et al., Defendant(s).**

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Jean C. Abbott, Deceased Last Known Residence: Unknown

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

LOTS 75 AND 76, BLOCK 4007, UNIT 55, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 92 THROUGH 106, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, within 30 days of 1st publication date, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on June 7, 2023.  
 Kevin C. Karnes  
 As Clerk of the Court  
 (SEAL) By: C. Richardson  
 As Deputy Clerk

ALDRIDGE PITE, LLP,  
 Plaintiff's attorney,  
 5300 West Atlantic Avenue Suite 303  
 Delray Beach, FL 33484  
 1395-573B  
 Ref# 4413  
 June 16, 23, 2023 23-01823L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of CHOPS CITY GRILL located at 8200 HEALTH CENTER BLVD #100, in the County of LEE in the City of ESTERO, Florida, 34135 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at LEE, Florida, this 26TH day of MAY, 2023  
 PHELAN CHOPS BONITA #134, LLC  
 June 16, 2023 23-01851L

FIRST INSERTION

Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.585 on the same dates at the locations below at 9:00 a.m. to satisfy labor and storage charges.

2006 LINC  
 5LTPW18506FJ20712  
 Total Lien: \$841.90  
 Sale Date: 07/17/2023  
 Location: VENEMEX PRO AUTO-MOBILE LLC  
 905 SE 9TH TER UNIT H  
 CAPE CORAL, FL 33990  
 (239)234-7439

Pursuant to F.S. 713.585 the cash amount per vehicle would be sufficient to redeem that vehicle from the lienor. Any interested party has a right to a hearing prior to the sale by filing a demand for the hearing with the Clerk of the Circuit Court in Lee and mailing copies of the same to all owners and lienors. The owner/lienholder has a right to recover possession of the vehicle by posting bond pursuant to F.S. 559.917 and if sold any proceeds remaining from the sale will be deposited with the Clerk of Circuit Court for disposition.

June 16, 2023 23-01860L

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 Top Choice Remodel & Handyman Service, LLC located at 13031 McGregor Blvd STE.20 in the City of Fort Myers, Lee County, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of May, 2023.  
 Watkins Financial Group, LLC  
 Michael Watkins  
 June 16, 2023 23-01874L

FIRST INSERTION

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

CASE No. 22-CA-004986  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF DOUGLAS S. PARKER A/K/A DOUGLAS PARKER A/K/A DOUGLAS SIDNEY PARKER (DECEASED), ET AL. DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 10, 2023, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on AUGUST 16, 2023, at 09:00 AM, at www.lee.realforeclose.com for the following described property:

LOT 29 AND 30, BLOCK 2266, UNIT 33, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 40 TO 61, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Date: JUNE 12, 2023  
 Kevin C. Karnes  
 Clerk of the Circuit Court  
 (SEAL) By: Theresa Cline  
 Deputy Clerk of the Court

Prepared by:  
 Tromberg, Morris & Poulin, PLLC  
 1515 South Federal Highway, Suite 100  
 Boca Raton, FL 33432  
 Our Case #: 21-000653-REV-FHA-F\22-CA-004986\PHH  
 June 16, 23, 2023 23-01854L

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CASE No.: 22-CA-005415  
**BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST GLORIA BOGAN, CITY OF CAPE CORAL, Defendants.**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure dated June 10, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at auction online at www.lee.realforeclose.com, on the 28 day of JULY 2023 at 9:00 a.m. Eastern Time, the following described property:

Lots 5 and 6, Block 133, CAPE CORAL UNIT FOUR, PART TWO, according to the map or plat thereof as recorded in Plat Book 12, Page 13, Public Records of Lee County, Florida.  
 Property Address: 512 East El Dorado Parkway, 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 this 12 day of June 2023.  
 LAW FIRM OF GARY M. SINGER, P.A.  
 Counsel for Plaintiff  
 12 S.E. 7th Street, Ste. 820  
 Fort Lauderdale, FL 33301  
 Telephone: (954) 851-1448  
 Facsimile: (954) 252-2189  
 service@garysingerlaw.com  
 singer@garysingerlaw.com  
 By: /s/ Gary M. Singer  
 Gary M. Singer, Esq.  
 Florida Bar No. 544906  
 June 16, 23, 2023 23-01857L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jacqueline Asch / JM SERVICES OF SWFL, LLC will engage in business under the fictitious name FLUFFY FRIENDS CARE, with a physical address 1074 SW 57th street Cape Coral, Florida 33914, with a mailing address 1074 SW 57th street Cape Coral, Florida 33914, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 16, 2023 23-01875L

FIRST INSERTION

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

CASE NO. 23-CA-005176  
**CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS OF RALPH A. DUPUY, ET AL. Defendants**

To the following Defendant(s): UNKNOWN HEIRS OF RALPH A. DUPUY (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN  
 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 41 AND 42, BLOCK 4755, CAPE CORAL UNIT 70, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 22, PAGES 58 THROUGH 87, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 4322 SW 18TH PL, CAPE CORAL FL 33914-6240

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 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

FIRST INSERTION

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

CIVIL ACTION  
 CASE NO.: 23-CA-005240  
**General Jurisdiction Division MBC CAPITAL INVESTMENT CORP., a Florida profit corporation, Plaintiff, vs. MARSAM COURTVID, LLC, a Florida Limited Liability Company, and DAVID PROULX, individually, Defendants.**

NOTICE IS HEREBY GIVEN that a sale will be made pursuant to the Final Judgment after Default entered on or about June 5, 2023, in the above-captioned matter. The Lee County Clerk of Court shall sell the property at a public sale online at https://lee.realforeclose.com/ to the highest bidder or bidders for cash beginning at 9:00 a.m. on July 12, 2023 in accordance with Section 45.031, Florida Statutes (2022), for the following described real property:

VENETIAN GARDENS BLK A PB 6 PG 70 LOT 8  
 Street Address: 267 Carolina Ave., Fort Myers Beach, FL 33931  
 Folio Number: 10228051

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

DATED: June 9, 2023  
 Kevin C. Karnes  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) By: Theresa Cline  
 Deputy Clerk

Submitted by Montesino Law  
 Attorney for Plaintiff  
 5201 Blue Lagoon Drive, Ste 800  
 Miami, FL 33126  
 Telephone: (305) 900-6529  
 AMontesino@MontesinoLaw.com  
 June 16, 23, 2023 23-01845L

FIRST INSERTION

Notice is hereby given that SAVANAH N PORTER, OWNER, desiring to engage in business under the fictitious name of SAVVY SMOKE located at 20052 SWEETBAY DR, NORTH FORT MYERS, FLORIDA 33917 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 16, 2023 23-01856L

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM 07/17/23 D & D Auto Care DBA Leading Edge Auto Care 1019 SE 12TH PL Cape Coral, FL 33990 2007 HOND JHLRE38327C023431 \$6,119.49  
 June 16, 2023 23-01859L

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and return it to dballard@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Dolly Ballard, Operations Div. Director, phone (239) 533-1700, e-mail dballard@ca.cjis20.org.

WITNESS my hand and the seal of this Court this day of 06/06/2023.

KEVIN KARNES  
 LEE COUNTY CLERK OF COURT  
 (SEAL) By N Watson  
 As Deputy Clerk  
 J. Anthony Van Ness, Esq.  
 VAN NESS LAW FIRM, PLC,  
 Attorney for the Plaintiff,  
 1239 E. NEWPORT CENTER DRIVE,  
 SUITE #110,  
 DEERFIELD BEACH, FL 33442  
 CR17809-23/ng  
 June 16, 23, 2023 23-01853L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
 CASE NO. 36-2022-CA-002957  
**FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. LELAND JAMES FORCIER, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed June 10, 2023 entered in Civil Case No. 36-2022-CA-002957 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Ft. Myers, Florida, the Clerk of Court, KEVIN KARNES, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 A.M. on 19 day of JULY, 2023 on the following described property as set forth in said Summary Final Judgment: Lots 55 and 56, Block 5671, Cape Coral Unit 85, according to the plat thereof as recorded in Plat Book 24, Pages 49 through 58, inclusive, of the Public Records of Lee County, Florida.

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

Dated this day of JUNE 12, 2023.  
 Kevin C. Karnes  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) BY: Theresa Cline  
 Deputy Clerk

MCCALLA RAYMER LEIBERT  
 PIERCE, LLC, ATTORNEY FOR PLAINTIFF  
 110 SE 6TH STREET  
 FORT LAUDERDALE, FL 33301  
 (407) 674-1850  
 7189503  
 22-00864-2  
 June 16, 23, 2023 23-01855L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Martin Hazelhorst / BDI NAPLES, LLC will engage in business under the fictitious name Blue Water Pools, with a physical address 3725 STONE WAY ESTERO, FL 33928, with a mailing address 3725 STONE WAY ESTERO, FL 33928, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 16, 2023 23-01852L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Players Turf located at 3010 SW 29th Ave, in the County of Lee, in the City of Cape Coral, Florida 33914 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cape Coral, Florida, this 12th day of June, 2023.  
 2007 Eagle Enterprises Group, LLC  
 June 16, 2023 23-01863L

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 #: 23-CA-001205  
 DIVISION: G  
**Nationstar Mortgage LLC Plaintiff, -vs.-**

**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Carlos Andres Rangel Diaz a/k/a Carlos A. Rangel Diaz, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Gabriela M. Gracia Rejon a/k/a Gabriela Margarita Gracia Rejon, as Personal Representative of the Estate of Carlos Andres Rangel Diaz a/k/a Carlos A. Rangel Diaz; Gabriela M. Gracia Rejon a/k/a Gabriela Margarita Gracia Rejon; Gabriela Rangel Gracia, a minor; Gabriela M. Gracia Rejon a/k/a Gabriela Margarita Gracia Rejon, as Natural Guardian of Gabriela Rangel Gracia, a minor; Unknown Guardian of Gabriela Rangel Gracia, a minor; Jaime Gracia Rejon a/k/a Jaime Sebastian Gracia Rejon; Unknown Spouse of Gabriela M. Gracia Rejon a/k/a Gabriela Margarita Gracia Rejon; Unknown Spouse of Jaime Gracia Rejon a/k/a Jaime Sebastian Gracia Rejon; Mortgage Electronic Registration Systems, Inc., as Nominee for Bank of England; United States of America Acting through Secretary of Housing and Urban Development; Lakewood Village Section I Residents' Association, Inc.; Lakewood Village Recreation Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**

Defendant(s).  
 TO: Unknown Guardian of Gabriela Rangel Gracia, a minor: LAST KNOWN ADDRESS: UNKNOWN  
 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

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. 23-CA-000294  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. CLINTON NOTTINGHAM, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2023, and entered in 23-CA-000294 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST IS the Plaintiff and CLINTON NOTTINGHAM 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 July 20, 2023, the following described property as set forth in said Final Judgment, to wit:

FROM THE NORTHWEST CORNER OF THE EAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, RUN SOUTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 179.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 09 SECONDS

FIRST INSERTION

Notice is hereby given that FORT MYERS FORKLIFT INC, OWNER, desiring to engage in business under the fictitious name of FMFL located at 19450 TAMMY LN, N FT MYERS, FLORIDA 33917 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
 June 16, 2023 23-01847L

or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned 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 22, LAKEWOOD VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

more commonly known as 8280 Village Edge Circle, Apartment 4, Fort Myers, FL 33919.

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 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, 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 Director, whose office is located at 350 E. Marion Avenue, Punta Gorda Florida 33950, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of 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 06/09/2023.

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

LOGS LEGAL GROUP LLP,  
 Attorneys for Plaintiff,  
 2424 North Federal Highway,  
 Suite 360,  
 Boca Raton, FL 33431  
 22-328063 FCO1 CXE  
 June 16, 23, 2023 23-01844L

FIRST INSERTION

WEST, A DISTANCE OF 125.0 FEET; THENCE RUN EAST, A DISTANCE OF 120.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 6.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE WEST, SAID CURVE HAVING A CENTRAL ANGLE OF 60 DEGREES AND A RADIUS OF 25.0 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.18 FEET TO A POINT OF A REVERSE CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 83 DEGREES 47 MINUTES 21 SECONDS AND A RADIUS OF 50 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.12 FEET; THENCE RUN NORTH 66 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 94.81 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS LOT 10, WEST ADDITION TO YACHT CLUB COLONY UNRECORDED.)

Property Address: 2469 N WESTWOOD DR, NORTH FORT MYERS, FL 33917

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

Dated this day of June 13, 2023.  
 Kevin C. Karnes  
 As Clerk of the Court  
 (SEAL) By: Theresa Cline  
 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  
 22-065394 - MaM  
 June 16, 23, 2023 23-01870L

FIRST INSERTION

Notice Is Hereby Given that West Florida Cardiology Network, LLC, 600 Bird Bay Drive West, Venice, FL 34285, desiring to engage in business under the fictitious name of HCA Florida Thoracic Surgery, with its principal place of business in the State of Florida in the County of Lee, will file an Application for Registration of Fictitious Name with the Florida Department of State.  
 June 16, 2023 23-01833L



## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 23-CA-004518**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**MIGUEL ANGEL RAMOS, et al.,**  
**Defendants.**  
 TO: MIGUEL ANGEL RAMOS  
 LAST KNOWN ADDRESS: 7530 LAUREL VALLEY, FORT MYERS, FL 33967  
 Current Residence Unknown  
 UNKNOWN SPOUSE OF MIGUEL ANGEL RAMOS  
 LAST KNOWN ADDRESS: 7530 LAUREL VALLEY, FORT MYERS, FL 33967  
 Current Residence Unknown

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

LOTS 65 AND 66, BLOCK 4, SAN CARLOS PARK GOLF COURSE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 75, 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, CORAL SPRINGS, 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form (see website) and return it to bdean@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Dolly Ballard, Operations Div. Director, phone (239) 533-1700, e-mail bdean@ca.cjis20.org.

WITNESS my hand and seal of this Court this 12th day of June, 2023.

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

De Cubas & Lewis, P.A.,  
 Attorney for Plaintiff,  
 PO BOX 5026,  
 CORAL SPRINGS, FL 33310  
 22-01755  
 June 16, 23, 2023 23-01868L

## FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 22-CA-004029**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RELIANT TRUST, SERIES HPP,**  
**Plaintiff, v.**  
**ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ROBERT M. MATOVCIK, DECEASED; et al,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to an Amended Final Judgment of Foreclosure entered on June 8, 2023, and entered in Case No. 22-CA-004029 in the Circuit Court of the 20th Judicial Circuit in Lee, County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RELIANT TRUST, SERIES HPP, is the Plaintiff and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ROBERT M. MATOVCIK, DECEASED; DONNA LEE MATOVCIK; GLENN R. MATOVCIK; GLENN R. MATOVCIK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT R. MATOVCIK, are the Defendants. The Clerk of

the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com, on July 26, 2023, at 9:00 AM, following described real property as set forth in said Final Judgment, to wit:

LOTS 50, 51 AND 52, BLOCK 574, UNIT 12, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 49 THROUGH 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 And commonly known as 3405 SE 16TH PL., 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 in accordance with Florida Statutes, Section 45.031.

WITNESS my hand and the seal of the court on JUNE 12, 2023.

KEVIN KARNES  
 As Clerk of the Circuit Court  
 Lee County, Florida  
 (SEAL) Theresa Cline  
 DEPUTY CLERK

GHIDOTTI BERGER LLP  
 Attorneys for Plaintiff  
 1031 North Miami Beach Blvd  
 North Miami Beach, FL 33162  
 Telephone: (305) 501 2808;  
 Facsimile: (954) 780.5578  
 By: /s/ Tara Messinger  
 Chase A. Berger, Esq.  
 Florida Bar No.: 083794  
 Tara L. Messinger, Esq.  
 Florida Bar No.0059454  
 fcpleadings@ghidottiberger.com  
 June 16, 23, 2023 23-01864L

## 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. 36-2021-CA-004241**

**MIDFIRST BANK,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHANIE MAMMEN, DECEASED, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2023, and entered in 36-2021-CA-004241 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein MIDFIRST BANK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHANIE MAMMEN, DECEASED; D.A.M., A MINOR, BY AND THROUGH HIS NATURAL GUARDIAN, JASON MAMMEN; I.Z.M., A MINOR, BY AND THROUGH HIS NATURAL GUARDIAN, JASON MAMMEN; D.O., A MINOR, BY AND THROUGH HIS NATURAL GUARDIAN, DOMINIQUE OUTLAW; N.E.O., A MINOR, BY AND THROUGH HIS NATURAL GUARDIAN, DOMINIQUE OUTLAW; J.U.O., A MINOR, BY AND THROUGH HER NATU-

RAL GUARDIAN, DOMINIQUE OUTLAW; E.M., A MINOR, BY AND THROUGH HER NATURAL GUARDIAN, MADELEN DELGADO; 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 July 21, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 6, WEDGEWOOD, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 123 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 Property Address: 1421 JUDDALE ST E, 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.

Dated this day of June 13, 2023.

Kevin C. Karnes  
 As Clerk of the Court  
 (SEAL) By: Theresa Cline  
 As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
 Attorneys for Plaintiff  
 6409 Congress Avenue,  
 Suite 100,  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Fax: 561-997-6909  
 20-001949 - MaM  
 June 16, 23, 2023 23-01871L

## 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. 23-CA-005608**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**PHYLLIS RYDER, et al.**  
**Defendant(s).**

TO: PHYLLIS RYDER, UNKNOWN SPOUSE OF PHYLLIS RYDER, whose residence is unknown 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:

UNIT 105, BELLA VISTA CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1473, PAGE(S) 1116 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO AND ANY AMENDMENTS THERETO.

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.

WITNESS my hand and the seal of this Court at County, Florida, this 07 day of June, 2023.

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  
 23-102245  
 June 16, 23, 2023 23-01824L

## FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 CIVIL DIVISION  
**Case No: 23-CC-3431**

**BRIDGETOWN AT THE PLANTATION COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**MARILYN E. WADE, AS AN HEIR OF WILLIAM E. WADE, JR., DECEASED, et al.,**  
**Defendants.**

TO: THE UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST WILLIAM E WADE, JR., DECEASED, and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, SUCCESSORS, BENEFICIARIES OR OTHER CLAIMANTS,

YOU ARE NOTIFIED that an action to foreclose a lien on the following described property in Lee County, Florida: Lot 103, BRIDGETOWN AT THE PLANTATION, Phase Two, according to the plat thereof as recorded in Instrument No. 2006000065850, 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 and answer to the amended complaint on the Plaintiff's attorney, KEITH H. HAGMAN, ESQ., The Paves Law Firm, P.O. Box 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.

This notice shall be published once a week for two (2) consecutive weeks in Lee County, Florida.  
 Dated 06/12/2023

KEVIN C. KARNES,  
 Clerk of Courts  
 (SEAL) By: N. Watson  
 Deputy Clerk  
 Keith H. Hagman, Esq.,  
 PAVES LAW FIRM,  
 P.O. Box 1507,  
 Fort Myers, FL 33902-1507  
 keithhagman@Paveslaw.com  
 June 16, 23, 2023 23-01869L

## SUBSEQUENT INSERTIONS

## FOURTH INSERTION

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

Tax Deed #:2023000172  
 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: 17-017597  
 Year of Issuance 2017 Description of Property LEHIGH ACRES UNIT 1 BLK 3 PB 15 PG 149 LOT 8 Strap Number 11-45-27-01-00003.0080  
 Names in which assessed: LEVENTURES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01576L

## SECOND INSERTION

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

Tax Deed #:2023000266  
 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: 19-018976  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 12 BLK 6 PB 18 PG 65 LOT 5 Strap Number 21-45-27-12-00069.0050  
 Names in which assessed: VALERIE LAWRENCE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 June 9, 16, 23, 30, 2023  
 23-01749L

## THIRD INSERTION

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

Tax Deed #:2023000223  
 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: 20-020730  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 10 BLK.41 PB 15 PG 160 LOTS 13 14 15 Strap Number 11-45-27-10-00041.0130  
 Names in which assessed: ELFRIEDE B TOM, ELFRIEDE TOM

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/25/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 June 2, 9, 16, 23, 2023 23-01683L

## THIRD INSERTION

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

Tax Deed #:2023000190  
 NOTICE IS HEREBY GIVEN that BEAMIF 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: 20-013534  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 4 BLK.14 DB 254 PG 40 LOT 12 E 1/2 Strap Number 26-44-27-04-00014.012B  
 Names in which assessed: DANIEL HARRIS, DILLON HARRIS, JUANITA HARRIS, RUSSELL HARRIS ESTATE, RUSSELL HARRIS 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 07/25/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 June 2, 9, 16, 23, 2023 23-01680L

## FOURTH INSERTION

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

Tax Deed #:2023000220  
 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: 19-009933  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 11 BLK.44 DB 252 PG 451 LOT 14 Strap Number 17-44-27-11-00044.0140  
 Names in which assessed: Michael J Arakelian

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01582L

## FOURTH INSERTION

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

Tax Deed #:2023000197  
 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: 17-015897  
 Year of Issuance 2017 Description of Property LEHIGH ACRES UNIT 1 BLK 6 PB 15 PG 170 LOT 4 Strap Number 01-45-27-01-00006.0040  
 Names in which assessed: ALICIA JAKUBOW

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01575L

## SECOND INSERTION

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

Tax Deed #:2023000194  
 NOTICE IS HEREBY GIVEN that Lee County the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 16-029360  
 Year of Issuance 2016 Description of Property CAPE CORAL UNIT 38 BLK 2659A PB 16 PG 98 LOT 51 Strap Number 02-44-23-C2-02659.A510  
 Names in which assessed: GLORIA DEALMONACID, MARIO FORTTICH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 June 9, 16, 23, 30, 2023  
 23-01744L

## FOURTH INSERTION

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

Tax Deed #:2023000217  
 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: 19-011864  
 Year of Issuance 2019 Description of Property LEELAND HEIGHTS UNIT 2 BLK 14 PB 9 PG 125 S 1/2 OF LOT 7 Strap Number 32-44-27-02-00014.007A  
 Names in which assessed: THRESIA GEORGE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01589L

## FOURTH INSERTION

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

Tax Deed #:2023000207  
 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: 18-010036  
 Year of Issuance 2018 Description of Property TWELFTH STREET PARK BLK H PB 15 PG 25 LOT 12 Strap Number 16-44-27-20-0000H.0120  
 Names in which assessed: TATIANA CASTRO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01577L

## SECOND INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**Case No. 23CP1808**  
**IN RE: ESTATE OF STEPHEN S. PILZER,**  
**Deceased.**

STEPHEN S. PILZER, a resident of Lee County, Florida, who died on the 23rd day of April, 2023, was the Settlor of a trust entitled the STEPHEN S. PILZER DECLARATION OF TRUST dated the 28th day of October, 2013, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

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

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

Signed on the 2nd day of June, 2023.  
**NANCY S. FELDMAN,**  
**Trustee**  
 7820 Fanning Court, Apt. 309  
 Fort Myers, Florida 33907  
 June 9, 16, 2023 23-01791L

## FOURTH INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 CIVIL ACTION  
**CASE NO.: 23-CC-000472**

**MD SHAR FARAJ,**  
**Plaintiff, vs.**  
**MOHAMMED E. ZAMAN,**  
**Defendant.**

To: MOHAMMED E. ZAMAN  
 7206 Blue Jay Way  
 Princeton Junction, NJ 08550  
 MOHAMMED E. ZAMAN  
 3130 Hunters Hill East  
 Jacksonville, FL 33928

YOU ARE NOTIFIED that an action for breach of promissory note has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew S. Toll, Esq., Toll Law, 20 Barkley Circle, Suite 202, Fort Myers, Florida 33907 on or before July 3, 2023 Publication of the 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 seal of this Court this 24th day of May, 2023.

Kevin C. Karnes  
 Clerk of Court  
 (SEAL) C Richardson  
 Deputy Clerk  
 Matthew S. Toll, Esq.,  
 Toll Law,  
 20 Barkley Circle, Suite 202,  
 Fort Myers, Florida 33907  
 May 26; June 2, 9, 16, 2023  
 23-01655L







SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000262</p> <p>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:</p> <p>Certificate Number: 19-018335 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 9 BLK 53 PB 18 PG 45 LOT 5 Strap Number 15-45-27-09-00053.0050</p> <p>Names in which assessed: LUIS ESCALANTE, OLGA MI-LETE</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01748L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000259</p> <p>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:</p> <p>Certificate Number: 20-010843 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 6 BLK.24 DB 254 PG 90 LOT 22 Strap Number 12-44-27-06-00024.0220</p> <p>Names in which assessed: HELEN DEVINE, JAMES J DEVINE, JAMES J DEVINE JR</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01753L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000274</p> <p>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:</p> <p>Certificate Number: 20-011396 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 6 BLK 21 DB 254 PG 75 LOT 4 Strap Number 15-44-27-06-00021.0040</p> <p>Names in which assessed: PATRICIA A PRATHER ES-TATE</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01754L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000271</p> <p>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:</p> <p>Certificate Number: 20-013584 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 11 BLK.43 DB 254 PG 40 LOT 20 Strap Number 26-44-27-11-00043.0200</p> <p>Names in which assessed: PEARL FRANCIS, RONALD S FRANCIS</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01757L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000269</p> <p>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:</p> <p>Certificate Number: 20-023359 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 1 BLK 13 PB 18 PG 89 LOTS 15 + 16 Strap Number 24-45-27-01-00013.0150</p> <p>Names in which assessed: DONALD MCELFRISH TRUST</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01758L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000268</p> <p>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:</p> <p>Certificate Number: 20-028838 Year of Issuance 2020 Description of Property CAPE CORAL UNIT 90 BLK 5446 PB 24 PG 21 LOTS 12 + 13 Strap Number 24-43-22-C2-05446.0120</p> <p>Names in which assessed: AMERICAN ESTATE AND TRUST</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01759L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000273</p> <p>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:</p> <p>Certificate Number: 19-020376 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 14 BLK 50 PB 20 PG 51 LOT 13 Strap Number 26-45-27-14-00050.0130</p> <p>Names in which assessed: KARIN LUZ VILLANUEVA</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01750L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000272</p> <p>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:</p> <p>Certificate Number: 19-025359 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 80 BLK 5117 PB 22 PG 154 LOTS 26 + 27 Strap Number 28-43-23-C2-05117.0260</p> <p>Names in which assessed: DAVID J COLLETTE</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01751L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000283</p> <p>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:</p> <p>Certificate Number: 20-006532 Year of Issuance 2020 Description of Property LEHIGH PARK UNIT 1 BLK 11 PB 15 PG 64 LOTS 2 + 3 Strap Number 23-44-26-08-00011.0020</p> <p>Names in which assessed: MILLER TRUST</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01752L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000261</p> <p>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:</p> <p>Certificate Number: 20-011490 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 12 BLK 48 DB 254 PG 75 LOT 16 Strap Number 15-44-27-12-00048.0160</p> <p>Names in which assessed: VERTU RBS REF V0079</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01755L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000264</p> <p>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:</p> <p>Certificate Number: 20-012041 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 8 BLK 31 PB 15 PG 22 LOT 4 Strap Number 18-44-27-08-00031.0040</p> <p>Names in which assessed: MAY YAO</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01756L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2022001888</p> <p>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:</p> <p>Certificate Number: 20-031183 Year of Issuance 2020 Description of Property CAPE CORAL UNIT 39 BLK 2698 PB 16 PG 148 LOTS 7 + 8 Strap Number 35-43-23-C3-02698.0070</p> <p>Names in which assessed: AMERICAN ESTATE &amp; TRUST FBO GRANT JAMES</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01760L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000258</p> <p>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:</p> <p>Certificate Number: 17-017661 Year of Issuance 2017 Description of Property LEHIGH ACRES UNIT 6 BLK.25 PB 15 PG 156 LOT 39 LESS SUBSURFACE RIGHTS ASSESSED UNDER 11-45-27-99-00025.0390</p> <p>Strap Number 11-45-27-06-00025.0390</p> <p>Names in which assessed: AMERICAN ESTATE AND TRUST FBO YOUNGERS JAN IRA</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01745L</p>

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000193</p> <p>NOTICE IS HEREBY GIVEN that Lee County the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 16-029359 Year of Issuance 2016 Description of Property CAPE CORAL UNIT 38 BLK 2659A PB 16 PG 98 LOT 45 Strap Number 02-44-23-C2-02659.A450</p> <p>Names in which assessed: ANN MAGARACI ESTATE, JACK TRUNCALE, JOHN TRUNCALE, LORI ANNE WOLKOFF, LORRAINE STILLMAN, MICHAEL TRUNCALE, TIMOTHY GRIDLEY</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>June 9, 16, 23, 30, 2023</p> <p style="text-align: right;">23-01743L</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1708 IN RE: ESTATE OF Wayne Dennis Gray Deceased.</p> <p>The administration of the estate of Wayne Dennis Gray, deceased, whose date of death was September 23, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 9, 2023.</p> <p><b>Cory Gray</b> P.O. Address: 32 Battery Point Drive, Stratford, Prince Edward Island C1B 2K8</p> <p><b>Darren Gray</b> P.O. Address: 14 Stonington Blvd, Stratford, Prince Edward Island C1B 0A5</p> <p><b>Personal Representative</b> Hodgson Russ LLP Attorneys for Personal Representative 440 Royal Palm Way, Suite 202 Palm Beach, FL 33480 Telephone: (561) 656-8013 By: Paul A. Baldovin, Jr. Esq. Florida Bar No. 376787 Email Addresses: pbaldovin@hodgsonruss.com June 9, 16, 2023</p> <p style="text-align: right;">23-01789L</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL PROBATE DIVISION FILE NO. 2023-CP-001648 JUDGE: LABODA IN RE: ESTATE OF PATRICIA M. HARRIS, DECEASED.</p> <p>The administration of the Estate of Patricia M. Harris (the "Decedent"), whose date of death was January 2, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 9, 2023.</p> <p><b>Personal Representative:</b> <b>William E. Harris</b> 7322 Heritage Palms Estates Drive Fort Myers, FL 33966</p> <p>Attorneys for Personal Representative: /s/ Kimberley A. Dillon Kimberley A. Dillon Florida Bar No. 14160 kimberley.dillon@quarles.com Rachel L. Loiacono, Esq. Florida Bar No. 1044073 Rachel.Loiacono@quarles.com 1395 Panther Lane, Suite 300 Naples, FL 34109 Phone: 239-262-5959 Facsimile: 239-434-4999 QB\80662208.1 June 9, 16, 2023</p> <p style="text-align: right;">23-01765L</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1719 Section: P(5) IN RE: ESTATE OF BARBARA CYNTHIA CROWE Deceased.</p> <p>The administration of the estate of Barbara Cynthia Crowe, deceased, whose date of death was December 10, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 9, 2023.</p> <p><b>Personal Representative:</b> <b>/s/ Douglas Stuart Crowe</b> Douglas Stuart Crowe 720 Wampler Road Baltimore, Maryland 21220</p> <p>Attorney for Personal Representative: /s/ Luke Tabor Johnson Luke Tabor Johnson, Esq. Attorney Florida Bar Number: 97966 Sunshine State Law, PLLC 2125 Victoria Avenue Fort Myers, Florida 33901 Telephone: (239) 790-4477 Fax: (239) 201-2662 E-Mail: luke@sunshinestatelawoffice.com June 9, 16, 2023</p> <p style="text-align: right;">23-01782L</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001696 Division Probate IN RE: ESTATE OF JOHN THOMAS BARANOWSKI Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of John Thomas Baranowski, deceased, File Number 23-CP-001696, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901; that the decedent's date of death was April 17, 2023; that the total value of the estate is \$5,000.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Address Kathleen M. Baranowski 1502 SE 21st Terr Cape Coral, FL 33990</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>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.</p> <p>The date of first publication of this notice is June 9, 2023.</p> <p><b>Personal Giving Notice:</b> <b>/s/ Kathleen M. Baranowski</b> <b>Kathleen M. Baranowski</b> 1502 SE 21st Terr Cape Coral, Florida 33990</p> <p>Attorney for Personal Giving Notice: /s/ Eviana J. Martin Eviana J. Martin, Esq. Florida Bar Number: 36198 Martin Law Firm, PL 3701 Del Prado Blvd S. Cape Coral, FL 33904 Telephone: (239) 443-1094 Fax: (941) 218-1231 E-Mail: eviana.martin@martinlawfirm.com June 9, 16, 2023</p> <p style="text-align: right;">23-01785L</p>

FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</p> <p>Tax Deed #:2023000177</p> <p>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:</p> <p>Certificate Number: 19-010286 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 8 BLK.31 DB 252 PG 234 LOT 1 W 1/2 Strap Number 19-44-27-08-00031.001B</p> <p>Names in which assessed: CESAR ORTEGA, MARIA L ORTEGA</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.</p> <p>May 26; June 2, 9, 16, 2023</p> <p style="text-align: right;">23-01583L</p>

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER

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

**Business Observer**



SECOND INSERTION

NOTICE OF PUBLIC SALE AT

The Lockup Self Storage  
22776 S Tamiami Trail  
Esterio FL 33928

Will sell the contents of the following units to satisfy a lien to the highest bidder on June 28th, 2023 at 11:30 am EST. WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 1022, David Rashty  
Items: Boxes, Restaurant equipment, coolers, bins, tools etc.  
June 9, 16, 2023 23-01775L

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. 2022-CA-000923 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. BRIAN MALICK, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed June 1, 2023 entered in Civil Case No. 2022-CA-000923 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Ft. Myers, Florida, the Clerk of Court, KEVIN KARNES, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 A.M. on 12 day of JULY, 2023 on the following described property as set forth in said Summary Final Judgment:

Lot 182, Shadow Lakes, according to the plat thereof as recorded in Instrument Number 2006000171800, of the Public Records of Lee County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this day of June 2, 2023.

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

MCCALLA RAYMER LEIBERT PIERCE, LLC, ATTORNEY FOR PLAINTIFF  
110 SE 6TH STREET  
FORT LAUDERDALE, FL 33301  
(407) 674-1850  
7185213  
22-00049-2  
June 9, 16, 2023 23-01780L

SECOND INSERTION

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

File No. 23-CP-001369  
Division Probate  
IN RE: ESTATE OF ROBERT ALLEN JAUCH A/K/A ROBERT A. JAUCH Deceased.

The administration of the estate of Robert Allen Jauch a/k/a Robert A. Jauch, deceased, whose date of death was September 9, 2022, 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 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 June 9, 2023.

Personal Representative:  
Barbara A. Mallman  
503 SW 39th Ave.  
Cape Coral, Florida 33991  
Attorney for Personal Representative:  
Douglas A. Dodson  
Florida Bar Number: 126439  
DORCEY LAW FIRM PLC  
10181 Six Mile Cypress Parkway, Ste C  
Fort Myers, Florida 33966  
Telephone: (239) 418-0169  
Fax: (239) 418-0048  
E-Mail: douglas@dorceylaw.com  
Secondary E-Mail:  
probate@dorceylaw.com  
June 9, 16, 2023 23-01790L

SECOND INSERTION

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

Case No. 2022-CA-3206 SAN MIRAGE AT BONITA SPRINGS CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. TRACY ANN STEIN, et al., Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated May 31, 2023 entered in Civil Case No. 2022-CA-3206 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Fort Myers, Florida, I will sell, to the highest bidder for cash, except as hereafter set forth, at www.lee.realforeclose.com at a public sale on the 6th day of July, 2023, at 9:00 a.m, the following described property as set forth in said Final Judgment, to-wit:

Unit 616, SAN MIRAGE AT BONITA SPRINGS CONDOMINIUM, a condominium according to the Declaration of Condominium as recorded February 17th, 2005, in Official Records Book 4596, Page 2292, as amended, all of the Public Records of Lee County, Florida.

Property Address: 8930 Colonades Ct., East #616, Bonita Spring, FL 34135. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated 6 day of June, 2023.

KEVIN C. KARNES,  
Clerk of Court  
(SEAL) By: Theresa Cline  
Deputy Clerk

Goede Deboest & Cross,  
6609 Willow Park Dr, 2nd Flr,  
Naples, FL 34109  
Amanda Broadwell, Esq.,  
ABroadwell@gadclaw.com,  
JDelgado@gadclaw.com  
763.029  
June 9, 16, 2023 23-01811L

SECOND INSERTION

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

File No. 2023-CP-1376  
Division: Probate  
IN RE: ESTATE OF PASQUALE SANTUCCI, JR. Deceased.

The administration of the estate of Pasquale Santucci, Jr., deceased, whose date of death was March 15, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 2469, Fort Myers, FL 33902]. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 June 9, 2023.

Personal Representative:  
SAMANTHA M. SANTUCCI  
10213 S. Silver Palm Drive  
Esterio, Florida 33928  
Attorney for Personal Representative:  
GUNSTER, YOAKLEY & STEWART, P.A.  
MARCIE A. CHARLES, ESQ.  
Florida Bar Number: 110944  
5551 Ridgewood Drive, Suite 501  
Naples, FL 34108  
Telephone: (239) 514-1000  
Fax: (239) 594-7313  
E-Mail: mcharles@gunster.com  
Secondary E-Mail:  
jhendrickx@gunster.com  
June 9, 16, 2023 23-01766L

SECOND INSERTION

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

CASE No. 22-CA-002722 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF LENORE M. COHEN A/K/A LENORE COHEN (DECEASED), ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 31, 2023, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on August 2, 2023, at 09:00 AM, at www.lee.realforeclose.com for the following described property:

LOTS 26 AND 27, BLOCK 3320, UNIT 65, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 151 TO 164, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Date: June 1, 2023

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: Theresa Cline  
Deputy Clerk of the Court

Prepared by:  
Tromberg, Morris & Poulin, PLLC  
1515 South Federal Highway, Suite 100  
Boca Raton, FL 33432  
Our Case #: 21-000665-FHA-REV-F  
22-CA-002722/PHH  
June 9, 16, 2023 23-01774L

SECOND INSERTION

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

File No. 23-CP-1680  
IN RE: ESTATE OF EDWARD P. DEACY Deceased.

The administration of the estate of Edward P. Deacy, deceased, whose date of death was March 31, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, 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 June 9, 2023.

Personal Representative:  
Erin L. Deacy-Stalzer  
5 Halsy Lane  
Centerport, New York 11721  
Attorney for Personal Representative:  
James E. Kerr, Attorney  
Florida Bar Number: 521728  
HENDERSON FRANKLIN STARNES & HOLT, P.A.  
3451 Bonita Bay Boulevard, Suite 206  
Bonita Springs, FL 34134  
Telephone: (239) 344-11130  
Fax: (239) 344-1559  
E-Mail: james.kerr@henlaw.com  
Secondary E-Mail:  
becky.defrancesco@henlaw.com  
June 9, 16, 2023 23-01788L

SECOND INSERTION

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

File Number 2023 CP 001688  
IN RE: ESTATE OF JON HARRISON WALLACE, Deceased.

The administration of the ESTATE OF JON HARRISON WALLACE, deceased, whose date of death was July 8, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, File Number 2023 CP 001688, the address of which is P. O. Box 9346 Fort Myers Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. 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 the first publication of this notice is June 9, 2023.

Personal Representative:  
RICHARD R. GANS  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
Attorney for Personal Representative:  
DANIEL L. TULLIDGE  
Florida Bar No. 106749  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
dtullidge@fergesonskipper.com  
services@fergesonskipper.com  
4791572.32899  
June 9, 16, 2023 23-01819L

SECOND INSERTION

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

File No. 23-CP-001633  
Division Probate  
IN RE: ESTATE OF ROGER ALAN ARKEBAUER, Deceased.

The administration of the estate of Roger Alan Arkebauer, deceased, whose date of death was July 5, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 9, 2023.

Personal Representative:  
Karen Louise Arkebauer  
23273 Green Apple Lane  
Jerseyville, IL 62052  
Attorney for Personal Representative:  
Mary Vlasak Snell, Attorney  
Florida Bar Number: 516988  
PAVESE LAW FIRM  
P.O. Box 1507  
Fort Myers, FL 33902-1507  
Telephone: (239) 334-2195  
Fax: (239) 332-2243  
E-Mail: mvs@paveselaw.com  
Secondary E-Mail: lja@paveselaw.com  
June 9, 16, 2023 23-01764L

SECOND INSERTION

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

File No.: 23-CP-000929A001CH  
Division: P(3)  
IN RE: ESTATE OF SARA MADRID, Deceased.

The administration of the estate of SARA MADRID, deceased, whose date of death was October 18, 2022, 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 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 June 9, 2023.

Personal Representative:  
EVER ELIU SOSA MADRID  
2606 NE 17 Avenue  
Cape Coral, Florida 33909  
Attorney for Personal Representative:  
RODOLFO SUAREZ, JR., ESQ.  
Attorney  
Florida Bar Number: 013201  
9100 S Dadeland Blvd., Suite 1620  
Miami, Florida 33156  
Telephone: (305) 448-4244  
E-Mail: rudy@suarezlawyers.com  
June 9, 16, 2023 23-01799L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 23-CP-1501  
IN RE: ESTATE OF THOMAS WILCENSKI Deceased.

The administration of the Estate of THOMAS WILCENSKI deceased, whose date of death was April 5, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 June 9, 2023.

Michael A. Wilcenski  
MICHAEL A. WILCENSKI  
Personal Representative  
/s/ Richard M. Ricciardi, Jr., Esquire  
RICHARD M. RICCIARDI, JR., ESQ.  
Florida Bar No. 90567  
Powell, Jackman, Stevens & Ricciardi, P.A.  
12381 S. Cleveland Ave., Suite 200  
Fort Myers, FL 33907  
Phone: (239) 689-1096  
Fax: (239) 791-8132  
E-mail: rricciardi@your-advocates.org  
June 9, 16, 2023 23-01773L

SECOND INSERTION

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

File No. 23-CP-1662  
Division Fuller, Joseph C.  
IN RE: ESTATE OF PATRICIA A. KENT Deceased.

The administration of the estate of Patricia A. Kent, deceased, whose date of death was April 3, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33919. 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 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 June 9, 2023.

Personal Representative:  
Patricia Ann Coslick  
1659 White Plains Terrace  
North Fort Myers, FL 33903  
Attorney for Personal Representative:  
Michele S. Belmont, Attorney  
Florida Bar Number: 52001  
Law Offices of Michele S. Belmont, PA  
8660 College Parkway, #180  
Fort Myers, FL 33919  
Telephone: (239) 848-6552  
E-Mail: michele@belmontesq.com  
June 9, 16, 2023 23-01815L

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CASE NO.: 21-DR-001701  
FAMILY DIVISION  
IN RE: THE MARRIAGE OF: FLORENTINO GUZMAN GOMEZ Petitioner/Husband, and EVELIZ HERNANDEZ CALVO Respondent/Wife.  
TO: EVELIZ HERNANDEZ CALVO UNKNOWN ADDRESS

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 the attorney for the Petitioner to wit: Virlyens H. Palma, whose address is 303 N. Krome Ave., Suite 101; Homestead, FL 33030 on or before Feb 28, 2023, and file the original with the clerk of this Court at: 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: NONE  
Copies of all court documents in this case, including orders, are available at the Clerk of 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: 01/19/2023  
CLERK OF THE CIRCUIT COURT  
Kevin C. Karnes  
(SEAL) By: N Watson  
Deputy Clerk  
June 9, 16, 23, 30, 2023

23-01803L

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



**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000118  
 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: 18-012123  
 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 4 BLK 15 DB 248 PG 465 LOT 9 Strap Number 33-44-27-04-00015.0090  
 Names in which assessed: HELEN HAGGART, HELEN S HAGGART, VIRGIL J HAGGART 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 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01579L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000209  
 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: 19-010549  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 2 BLK.5 DB 254 PG 65 LOT 13 E 1/2 Strap Number 21-44-27-02-00005.013B  
 Names in which assessed: LUCRETIA A MARKS  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01584L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000187  
 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: 19-016171  
 Year of Issuance 2019 Description of Property TWIN LAKE ESTATES UNIT 15 BLK 68 PB 15 PG 221 LOT 1 Strap Number 03-45-27-15-00068.0010  
 Names in which assessed: JOSEPH GREENBERG, SHIRLEY GREENBERG  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01590L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000222  
 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: 20-008967  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 1 BLK 2 DB 254 PG 100 LOT 16 Strap Number 01-44-27-01-00002.0160  
 Names in which assessed: STEPHEN L MORRIS  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01594L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000188  
 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: 18-027700  
 Year of Issuance 2018 Description of Property CAPE CORAL UNIT 38 BLK 2654B PB 16 PG 97 LOTS 1 THRU 3 Strap Number 02-44-23-C1-02654.B010  
 Names in which assessed: TIMIOS PENSION SCHEME TRUST, VERTU RETIREMENT BENEFIT SCHEME  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01580L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000210  
 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: 19-010772  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 9 BLK.31 DB 254 PG 60 LOT 13 E 1/2 Strap Number 22-44-27-09-00031.013B  
 Names in which assessed: PIERCINE FLEURIDOR  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01585L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000225  
 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: 20-012755  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 3 REPLT. BLK.10 DB 263 PG 354 LOT 13 Strap Number 22-44-27-03-00010.0130  
 Names in which assessed: PIERRE A DORSAINT  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01595L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000219  
 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: 20-034336  
 Year of Issuance 2020 Description of Property CAPE CORAL UNIT 55 BLK 3972 PB 19 PG 96 LOT 63 + 64 Strap Number 08-44-23-C3-03972.0630  
 Names in which assessed: 4Dogs 1208 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 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01599L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000031  
 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 19-003140  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 2 BLK.17 PB 15 PG 58 LOT 3 Strap Number 01-44-26-02-00017.0030  
 Names in which assessed: AMERICA GONZALEZ DE GARCIA, LUCIANO GARCIA SAAVEDRA  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01581L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000212  
 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: 19-010961  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 11 BLK 44 DB 254 PG 55 LOT 2 Strap Number 23-44-27-11-00044.0020  
 Names in which assessed: VIRANT 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 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01586L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000221  
 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: 20-013101  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 2 BLK.6 DB 254 PG 50 LOT 5 Strap Number 24-44-27-02-00006.0050  
 Names in which assessed: AUDREY J CAMPBELL TAYLOR, BYRON TAYLOR  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01596L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000260  
 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: 19-009497  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 5 BLK 19 DB 254 PG 75 LOT 5 Strap Number 15-44-27-05-00019.0050  
 Names in which assessed: ATHENA FUNDING GROUP ASSETS LLC  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 June 9, 16, 23, 30, 2023  
 23-01747L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000215  
 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: 20-013500  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 12 REPLT BLK.48 DB 263 PG 352 LOT 11 Strap Number 25-44-27-12-00048.0110  
 Names in which assessed: CAROLINE F HERSTICH, CAROLINE F SEMANICK  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01597L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000213  
 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: 19-011094  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 8 BLK 31 DB 254 PG 50 LOT 14 Strap Number 24-44-27-08-00031.0140  
 Names in which assessed: SALVATORE PUGLIA  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01587L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000148  
 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: 19-019216  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 7 BLK.40 PB 18 PG 77 LOT 8 Strap Number 22-45-27-07-00040.0080  
 Names in which assessed: HYACINTH MARSON  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01592L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000196  
 NOTICE IS HEREBY GIVEN that Lee County the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 17-027239  
 Year of Issuance 2017 Description of Property CAPE CORAL UNIT 33 BLK.2269 PB 16 PG 61 LOT 11 Strap Number 29-43-24-C3-02269.0110  
 Names in which assessed: JANICE MECCA ZACKOWSKI, JANICE ZACKOWSKI  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 June 9, 16, 23, 30, 2023  
 23-01746L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000123  
 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: 20-030889  
 Year of Issuance 2020 Description of Property CAPE CORAL UNIT 53 BLK 3903 PB 19 PG 70 LOTS 12 + 13 Strap Number 33-43-23-C4-03903.0120  
 Names in which assessed: RISING PROPERTY INVESTMENTS LL, RISING PROPERTY INVESTMENTS LLC  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01598L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000199  
 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: 19-018818  
 Year of Issuance 2019 Description of Property MIRROR LAKES UNIT 67 BLK 266 PB 27 PG 154 LOT 1 Strap Number 20-45-27-67-00266.0010  
 Names in which assessed: Marcelo Martinez  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01591L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000205  
 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: 19-024438  
 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 97 BLK 6091 PB 25 PG 96 LOTS 10 + 11 Strap Number 07-43-23-C1-06091.0100  
 Names in which assessed: AMERICAN ESTATE & 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 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01593L

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000231  
 NOTICE IS HEREBY GIVEN that WILLIAM CARROL WILSON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 16-025541  
 Year of Issuance 2016 Description of Property CAPE CORAL UNIT 36 BLK 2300A PB 16 PG 122 LOT 35 Strap Number 25-43-23-C4-02300.A350  
 Names in which assessed: BRENDA COX, MANUEL COX SR  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 May 26; June 2, 9, 16, 2023  
 23-01574L

**SECOND INSERTION**  
**NOTICE OF PUBLIC SALE**  
 at  
 The Lock Up Self Storage  
 12700 University Dr  
 Fort Myers, FL 33907  
 Will sell the contents of the following units to satisfy a lien to the highest bidder on June 28th, 2023 by 10:30am at WWW.STORAGETREASURES.COM  
 All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
 Unit 2063, Raesielle Mann, Fishing Gear, Bicycle, Massage Table, TV, Tent, Microwave, Luggage, Boxes, Totes: Unit 4701, Brandi Keogh, Glass Coffee Table, 2 Matching Glass End Tables, Boxes, Xmas Decorations  
 June 9, 16, 2023 23-01784L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000191  
 NOTICE IS HEREBY GIVEN that Lee County the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 16-025547  
 Year of Issuance 2016 Description of Property CAPE CORAL UNIT 36 BLK 2300A PB 16 PG 122 LOT 45 Strap Number 25-43-23-C4-02300.A450  
 Names in which assessed: ROYAL WEST PROPERTIES 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 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 June 9, 16, 23, 30, 2023  
 23-01741L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 Section 197.512 F.S.  
 Tax Deed #:2023000192  
 NOTICE IS HEREBY GIVEN that Lee County the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 16-028925  
 Year of Issuance 2016 Description of Property CAPE CORAL UNIT 33 BLK 2211 PB 16 PG 43 LOT 61 Strap Number 32-43-24-C3-02211.0610  
 Names in which assessed: TYSON 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 08/01/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.  
 June 9, 16, 23, 30, 2023  
 23-01742L

**SECOND INSERTION**  
**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 23-CA-006013**  
**WELLS FARGO BANK, N.A., Plaintiff, vs. BRENDA ESPINOZA; et al., Defendant(s).**  
 TO: The Estate of Jody S. Bryant, Deceased  
 Last Known Residence: Unknown  
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:  
 LOT 40 AND 41, BLOCK 210, UNIT 2, PART 3, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 37 THROUGH 41, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, within 30 days of 1st publication date, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
 Dated on May 31, 2023.  
 Kevin C. Karnes  
 As Clerk of the Court  
 (SEAL) By: C. Richardson  
 As Deputy Clerk  
 ALDRIDGE PITE, LLP,  
 Plaintiff's attorney,  
 5300 West Atlantic Avenue Suite 303  
 Delray Beach, FL 33484  
 1113-14397B  
 Ref# 4370  
 June 9, 16, 2023 23-01761L



SECOND INSERTION

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

**CASE NO. 18-CA-006131**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE2,**  
**Plaintiff, vs.**  
**SHAWN E. REBER A/K/A S. REBER A/K/A SHAWN REBER; DONALD A. HUDDLESON A/K/A D. HUDDLESON, ET AL., ET AL.**  
**Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated May 24, 2023, and entered in Case No. 18-CA-006131, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE2 (hereafter "Plaintiff"), is Plaintiff and DONALD A. HUDDLESON A/K/A D. HUDDLESON; UNKNOW SPOUSE OF DONALD A. HUDDLESON A/K/A D. HUDDLESON; SHAWN E. REBER A/K/A S. REBER A/K/A SHAWN REBER; CITY OF BONITA SPRINGS, FLORIDA; TRI-TOWN CONSTRUCTION A/K/A TRI-TOWN CONSTRUCTION, LLC; FLORIDA DEPARTMENT OF REVENUE, STATE OF FLORIDA, are defendants. Kevin Karnes, Clerk of the Circuit Court for LEE, County Florida will sell to the highest and best bidder for cash via the internet at www.lee.realforeclose.com at 9:00 a.m., on the 28TH day of JUNE, 2023, the following

described property as set forth in said Final Judgment, to wit:  
 BEGINNING AT A MARKER IN THE CENTER OF GOODWIN STREET; THENCE SOUTH 15 FEET TO THE NORTHWEST CORNER OF LOT "A" OF BONITA SPRINGS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUNNING SOUTH OF THE WEST LINE OF SAID LOT "A" 100 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT "A" 100 FEET; THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID LOT "A"; THENCE WEST 100 FEET ALONG SAID NORTH LINE OF LOT "A" TO THE POINT OF BEGINNING. SAID PARCEL BEING KNOWN AS LOT 3, JAY TUSSEY'S SUBDIVISION, AS RECORDED IN DEED BOOK 259, PAGE 25, OF THE PUBLIC RECORDS OF LEE COUNTY.

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 June 2, 2023.

Kevin Karnes  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) BY T. Cline  
 As Deputy Clerk

Van Ness Law Firm, PLC  
 1239 E. Newport Center Drive  
 Suite #110  
 Deerfield Beach, Florida 33442  
 Phone (954) 571-2031  
 Pleadings@vanlawfl.com  
 PHH12696-18/sap  
 June 9, 16, 2023 23-01779L

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.: 22-CA-004029**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RELIANT TRUST, SERIES HPP,**  
**Plaintiff, v.**  
**ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ROBERT M. MATOVCIK, DECEASED; et al,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on June 2, 2023, and entered in Case No. 22-CA-004029 in the Circuit Court of the 20th Judicial Circuit in Lee, County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RELIANT TRUST, SERIES HPP, is the Plaintiff and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ROBERT M. MATOVCIK, DECEASED; DONNA LEE MATOVCIK; GLENN R. MATOVCIK; GLENN R. MATOVCIK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT R. MATOVCIK, are the Defendants. The Clerk of

the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com, on July 19, 2023, at 9:00 AM, following described real property as set forth in said Final Judgment, to wit:

LOTS 50, 51 AND 52, BLOCK 574, UNIT 12, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 49 THROUGH 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 And commonly known as 3405 SE 16TH PL., 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 in accordance with Florida Statutes, Section 45.031.

WITNESS my hand and the seal of the court on June 6, 2023.

KEVIN KARNES  
 As Clerk of the Circuit Court  
 Lee County, Florida  
 (SEAL) Theresa Cline  
 DEPUTY CLERK

GHIDOTTI | BERGER LLP  
 Attorneys for Plaintiff  
 1031 North Miami Beach Blvd  
 North Miami Beach, FL 33162  
 Telephone: (305) 501 2808;  
 Facsimile: (954) 780.5578  
 By: /s/ Tara Messinger  
 Chase A. Berger, Esq.  
 Florida Bar No.: 083794  
 Tara L. Messinger, Esq.  
 Florida Bar No.0059454  
 fcpleadings@ghidottiberger.com  
 June 9, 16, 2023 23-01809L

SECOND INSERTION

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

CIVIL DIVISION  
**Case#: 22-CA-001492**  
**DIVISION: H**  
**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.**  
**Plaintiff, -vs.-**  
**Michael K. Wenger a/k/a Michael Wenger; Ashley Wenger; Clerk of Circuit Court of Lee County, Florida;**  
**Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-001492 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 f/k/a Quicken Loans Inc., Plaintiff and Michael K. Wenger a/k/a Michael Wenger 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 July 12, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOTS 34 AND 35, BLOCK 3590, UNIT 46, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 118 THROUGH 129 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.  
 Dated: June 2, 2023

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

Submitted By:  
 ATTORNEY FOR PLAINTIFF:  
 LOGS LEGAL GROUP LLP  
 2424 North Federal Highway,  
 Suite 360  
 Boca Raton, Florida 33431  
 (561) 998-6700  
 (561) 998-6707  
 22-325898 FCO1 RFT  
 June 9, 16, 2023 23-01778L

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.

**CASE NO. 23-CA-001800**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION,**  
**Plaintiff vs.**  
**KATZIAS, JOHN, et al.,**  
**Defendants**

TO: JOHN A. KATZIAS AKA JOHN ANDREW KATZIAS  
 8185 CYPRESS DR S FORT MYERS, FL 33967  
 UNKNOWN SPOUSE OF JOHN A. KATZIAS AKA JOHN ANDREW KATZIAS  
 8185 CYPRESS DR S FORT MYERS, FL 33967  
 UNKNOWN TENANT #1  
 8185 CYPRESS DR S FORT MYERS, FL 33967  
 UNKNOWN TENANT #2  
 8185 CYPRESS DR S FORT MYERS, FL 33967

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

LOTS 74 AND 75, BLOCK 71, UNIT 7, SAN CARLOS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 315, PAGE(S) 134, 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 Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in THE BUSINESS OBSERVER, on or otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at COURT OPERATIONS MANAGER, LEE COUNTY JUSTICE CENTER, 1700 MONROE STREET, FT MYERS, FL 33901, 239-533-1700. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 06/06/2023.

KEVIN C. KARNES  
 As Clerk of said Court  
 (SEAL) By: N. Watson  
 As Deputy Clerk

Greenspoon Marder, LLP,  
 Default Department,  
 Attorneys for Plaintiff,  
 Trade Centre South, Suite 700,  
 100 West Cypress Creek Road,  
 Fort Lauderdale, FL 33309  
 (21844.0341)  
 June 9, 16, 2023 23-01808L

SECOND INSERTION

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

CIVIL ACTION

**CASE NO.: 36-2022-CA-002801**  
**CARRINGTON MORTGAGE SERVICES, LLC,**  
**Plaintiff, vs.**  
**JAMES ANTHONY RADDON, AS TRUSTEE OF THE JAMES ANTHONY RADDON AND IRENE RADDON TRUST, et al,**  
**Defendant(s).**

To:  
 HEATHER IRENE RADDON  
 Last Known Address:  
 9808 Almetta Ave  
 Fort Myers, FL 33919  
 Current Address: Unknown  
 THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE JAMES ANTHONY RADDON AND IRENE RADDON TRUST DATED 11/11/1992  
 Last Known Address: Unknown  
 Current Address: Unknown  
 THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES RADDON, DECEASED  
 Last Known Address: Unknown  
 Current Address: Unknown  
 THE UNKNOWN BENEFICIARIES OF THE JAMES ANTHONY RADDON AND IRENE RADDON TRUST  
 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:

THE EAST HALF OF LOT 16 AND ALL OF LOT 17, BLOCK 3, RIVERVIEW PARK SUBDIVISION, ACCORDING TO THE

PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 36, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 9808 ALMETTA AVE FORT MYERS FL 33919

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 day of 06/06/2023

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

Albertelli Law  
 P.O. Box 23028  
 Tampa, FL 33623  
 NL - 22-003400  
 June 9, 16, 2023 23-01807L

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. 36-2022-CA-000454**  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EVELYN GELDEAN, DECEASED, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 17, 2023, and entered in 36-2022-CA-000454 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein MORTGAGE ASSET MANAGEMENTS LLC, is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EVELYN GELDEAN, DECEASED; DONALD LARRY GELDEAN; LEE COUNTY, FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUS-

ING AND URBAN DEVELOPMENT; FOXMOOR VILLAGE CONDOMINIUM 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 July 14, 2023, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. D OF THE BUILDING 2003 OF FOXMOOR VILLAGE, A CONDOMINIUM, IN ACCORDANCE WITH THE DECLARATION THEREOF RECORDED IN O.R. BOOK 1535, PAGE 751, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 5745 FOXLAKE DRIVE UNIT D, NORTH FORT MYERS, FL 33917

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

Dated this day of June 6, 2023.

Kevin C. Karnes  
 As Clerk of the Court  
 (SEAL) By: Theresa Cline  
 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  
 21-110541 - MaM  
 June 9, 16, 2023 23-01810L

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. 22-CA-003809**  
**THE MONEY SOURCE INC.,**  
**Plaintiff, vs.**  
**MARCUS WHITE A/K/A MARKUS WHITE, et al.**  
**Defendants.**

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF RICHARD KENNETH WHITE, SR. A/K/A RICHARD K. WHITE, SR. A/K/A RICHARD WHITE, SR., WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN  
 SHANE WHITE  
 3027 EDDY STREET, MARINA, CA 93933  
 UNKNOWN SPOUSE OF SHANE WHITE  
 3027 EDDY STREET, MARINA, CA 93933

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 TWENTY-ONE (21), BLOCK TWO (2), OF THAT CERTAIN SUBDIVISION KNOWN AS COLONIAL TERRACE, ACCORDING TO THE PLAT THEREOF, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 10 PAGE 58.

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

WITNESS my hand and seal of said Court on the day of 06/06/2023

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

MCCALLA RAYMER  
 LEIBERT PIERCE, LLC  
 225 E. Robinson St. Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Email: Accountspayable@mccalla.com  
 7187884  
 22-01160-1  
 June 9, 16, 2023 23-01805L

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. 19-CA-005129**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST,**  
**Plaintiff, vs.**  
**JAMES ALEXANDER A/K/A JAMES W. ALEXANDER III, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 09, 2020, and entered in 19-CA-005129 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and JAMES ALEXANDER A/K/A JAMES W. ALEXANDER III; HEATHER ALEXANDER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 05, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 3685, UNIT 50, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 155 THROUGH 162, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 428 SW 19TH AVE, 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 June 7, 2023.

Kevin C. Karnes  
 As Clerk of the Court  
 (SEAL) By: Theresa Cline  
 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  
 19-274246 - MaM  
 June 9, 16, 2023 23-01812L

SECOND INSERTION

NOTICE OF ACTION COUNT(S) I AGAINST DEFENDANT MARIA-ANGELA SANZONE, AS POTENTIAL HEIR TO SALVATORE VINCENT SANZONE AND ANN SANZONE, AS POTENTIAL HEIR TO SALVATORE VINCENT SANZONE

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

**Case No.: 23-CA-000024**  
**Division: Civil**  
**Judge Leigh Frizzell Hayes**  
**Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida**  
**Plaintiff, vs.**  
**Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Salvatore Vincent Sanzone, deceased, et al.**  
**Defendants.**

To: MARIA-ANGELA SANZONE, AS POTENTIAL HEIR TO SALVATORE VINCENT SANZONE  
 1215 STUART RIDGE  
 ALPHARETTA, GA 30022  
 UNITED STATES OF AMERICA  
 ANN SANZONE, AS POTENTIAL HEIR TO SALVATORE VINCENT SANZONE  
 8006 JOHN GRAY DRIVE  
 CICERO, NY 13039  
 UNITED STATES OF AMERICA  
 and all parties claiming interest by, through, under or against Defendant(s) MARIA-ANGELA SANZONE, AS POTENTIAL HEIR TO SALVATORE VINCENT SANZONE AND ANN SANZONE, AS POTENTIAL HEIR TO SALVATORE VINCENT SANZONE, 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 enforce a lien on the following described property in Lee County, Florida:

COUNT(S) I  
 Unit 5260L, Week 10, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

**Contract No.: 09-576**

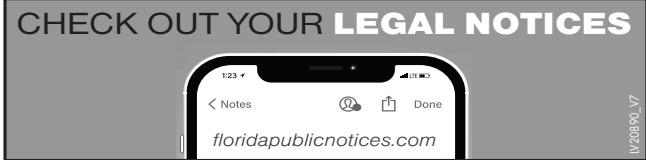
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager for the 20th Judicial Circuit whose office is located at the Lee County Justice Center, 1700 Monroe St., Fort Myers, FL 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 31st day of May, 2023.

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

MICHAEL E. CARLETON,  
 Plaintiff's attorney,  
 P. O. Box 165028,  
 Columbus, OH 43216-5028  
 June 9, 16, 2023 23-01762L





## FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION

Case No. 23-CA-006496  
JOY PATEL, an individual,  
Plaintiff, v.  
RAUL FERNANDO GARCIA MANTILLA, an individual,  
Defendants.

JOY PATEL v. RAUL FERNANDO GARCIA MANTILLA  
TO: RAUL FERNANDO GARCIA MANTILLA  
Last Known Addresses: Ruiz De Castilla 3129 Y San Gabriel, Quito, Ecuador

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

LOT(S) 9 AND 10, BLOCK 2512, UNIT 36, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 87 TO 94, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Address: 1714 Northeast 1st Place, Cape Coral, Florida 33909  
Parcel ID: 36-43-23-C4-02512.0090 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses by the Lee County Clerk of Court's on or before June 26, 2023 on Bradley W. Butcher, Plaintiff's attorney, whose address is 6830 Porto Fino Circle, Ste. 2, Fort Myers, Florida 33912 and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for four (4) 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.

Dated this day of 05/17/2023.  
CLERK OF THE CIRCUIT COURT  
KEVIN C. KARNES  
Lee County Clerk of Court  
(SEAL) By: N Watson  
as Deputy Clerk

Butcher & Associates, P.L.  
6830 Porto Fino Circle, Ste. 2  
Fort Myers, Florida 33912  
May 26; June 2, 9, 16, 2023  
23-01605L

## 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. 23-CA-005627  
PHH MORTGAGE CORPORATION F/K/A OCWEN LOAN SERVICING, LLC,  
Plaintiff, vs.  
BARBARA H. LOCKRIDGE, et. al.  
Defendant(s),  
TO: BARBARA H. LOCKRIDGE, and RAY LOCKRIDGE,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOTS 33 AND 34, BLOCK 1823, UNIT 45, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 122 THROUGH 134, 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.

WITNESS my hand and the seal of this Court at County, Florida, this day of 06/06/2023.

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

Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
23-101736  
June 9, 16, 2023 23-01804L

## SECOND INSERTION

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

PROBATE DIVISION  
Case No.: 23-CP-001310  
IN RE: ESTATE OF  
ANTHONY E. WALDRON,  
Deceased.

The ancillary administration of the estate of Anthony E. Waldron, deceased, whose date of death was November 22, 2021, 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 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED 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 June 9, 2023.

/s/ Lois Waldron  
Lois Waldron,  
Ancillary Personal Representative  
800 Sylvan Ave,  
Latrobe, PA 15650

/s/ Matthew A. Linde  
Matthew A. Linde, Esq.  
FL Bar No.: 528791  
Adam J. Cretella, Esq.  
FL Bar No.: 1035582  
LINDE LAW GROUP  
3001 Tamiami Trail N.,  
Ste. 204  
Naples, FL 34103  
(239) 939-7100 Telephone  
(239) 939-7104 Facsimile  
malinde@lindelawgroup.com  
acretella@lindelawgroup.com  
courtfilings@lindelawgroup.com  
Attorneys for Lois Waldron  
June 9, 16, 2023 23-01781L

## SECOND INSERTION

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

File No. 23-CP-000562  
Division Judge Fuller  
IN RE: ESTATE OF  
CYNTHIA I. JOSTES  
Deceased.

The administration of the estate of CYNTHIA I. JOSTES, deceased, whose date of death was January 19, 2023, 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 the first publication of this notice is June 9, 2023.

Personal Representative:  
JOSEPH BENSMIHEN  
7360 Andora Place  
Boca Raton, FL 33433

Attorney for Personal Representative:  
MARIO G. BAI, ESQ.  
Email Addresses: mario@summit.law  
Florida Bar No. 1027027  
Summit Law Group, PLLC  
6751 N. Federal Highway, Suite 401  
Boca Raton, FL 33487  
Telephone: (561) 726-6060  
Fax: (561) 726-6061  
June 9, 16, 2023 23-01822L

## SECOND INSERTION

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

PROBATE DIVISION  
FILE NO.: 23-CP-1389  
IN RE: ESTATE OF  
JOAN M. DEFERRARI a/k/a  
JOAN MARILYN DEFERRARI,  
Deceased.

The administration of the estate of JOAN M. DEFERRARI a/k/a JOAN MARILYN DEFERRARI, deceased, whose date of death was February 21, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 9, 2023.

Personal Representative:  
THE NORTHERN TRUST  
COMPANY  
c/o Alison K. Douglas, Esq.  
Cummings & Lockwood LLC  
P. O. Box 413032  
Naples, FL 34101-3032

Attorney for Personal Representative:  
ALISON K. DOUGLAS, ESQ.  
E-mail Addresses:  
adougla@cl-law.com,  
jpoklemba@cl-law.com  
Florida Bar No. 0899003  
Cummings & Lockwood LLC  
P. O. Box 413032  
Naples, FL 34101-3032  
Telephone: (239) 262-8311  
7419963.1.docx 6/2/2023  
June 9, 16, 2023 23-01795L

## FOURTH INSERTION

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

CASE NO: 2023CA001537  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER FOR  
LEE COUNTY, FLORIDA  
Plaintiff, vs.

THE CITY OF CAPE CORAL, FLORIDA, ANNA M. OLIVARES, PRESTIGE ASSETS FAMILY GROUP, LLC, THE UNKNOWN HEIRS OF ERICK OLIVARES (A/K/A BLAS OLIVARES) Defendants.  
TO THE HEIR, KNOWN OR UNKNOWN, ASSIGNS, OR ANY PARTY CLAIMING BY OR THROUGH ERICK OLIVARES (A/K/A BLAS OLIVARES),

YOU ARE NOTIFIED that an interpleader action to determine the distribution of Tax Deed Surplus Funds, as defined under §197.582, Florida Statutes for the issuance of tax deed from the Clerk's Tax Deed 2021002246 for the sale of a certain piece of real property located in Levy County, Florida and more precisely described as follows:

a. Property Appraisers Parcel Identification Number: 18-44-23-C2-05305.0380  
b. Address: 104 SW 34th Place, Cape Coral, FL 33991

The above-described action has been filed against you and you are required to serve a copy of your written defenses, if any, to the Clerk's Counsel, the Law Offices of Travis R. Walker, whose address is 1100 SE Federal Hwy, Stuart, Fla. 34994, on or before July 3, 2023 Notice of Action was filed in the Business Observer. You are also required to file the original defenses in this action with the clerk of court, who's address is 2075 Dr. Martin Luther King Jr Blvd, Fort Myers, Florida 33901, 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 on: 05/24/2023

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

Clerk's Counsel,  
the Law Offices of Travis R. Walker,  
1100 SE Federal Hwy,  
Stuart, Fla. 34994  
May 26; June 2, 9, 16, 2023  
23-01654L

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

PROBATE DIVISION:  
JUDGE KEITH R. KYLE  
CASE NO.: 23-CP-001452  
IN RE: ESTATE OF  
ELIZABETH MARGARET SMITH,  
A/K/A ELIZABETH SMITH,  
Deceased.

The administration of the estate of ELIZABETH MARGARET SMITH, A/K/A ELIZABETH SMITH, deceased, whose date of death was February 18, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is June 9, 2023.

Personal Representative  
HEATHER ALISON WEATHERBY  
4212 NW 28th Street  
Cape Coral, FL 33993

Attorney for Personal Representative  
MICHAEL L. SALAD, ESQ.  
Florida Bar No. 92018  
Cooper Levenson, P.A.  
500 E. Broward Blvd.,  
Suite 1710  
Fort Lauderdale, FL 33394  
Telephone: (954) 889-1850  
E-mail Address:  
msalad@cooperlevenson.com  
June 9, 16, 2023 23-01793L

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 23-CP-001686  
Division Probate  
IN RE: ESTATE OF  
LOLA LEE WILLHELM,  
Deceased.

The administration of the estate of Lola Lee Wilhelm, deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 9, 2023.

Personal Representative:  
Linda K. Holland  
619 SE 32nd Terrace  
Cape Coral, FL 33904

Attorney for Personal Representative:  
Mary Vlasak Snell, Attorney  
Florida Bar Number: 516988  
PAVESE LAW FIRM  
P.O. Box 1507  
Fort Myers, FL 33902-1507  
Telephone: (239) 334-2195  
Fax: (239) 332-2243  
E-Mail: mvs@paveselaw.com  
Secondary E-Mail: lja@paveselaw.com  
June 9, 16, 2023 23-01796L

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 2023-CP-1663  
Division Probate  
IN RE: ESTATE OF  
KENNETH FLAHERTY A/K/A  
KENNETH ANDREW FLAHERTY  
Deceased.

The administration of the estate of Kenneth Flaherty, also known as Kenneth Andrew Flaherty, deceased, whose date of death was September 17, 2022, 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.

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 6/9/23.

Personal Representative:  
Donna Kramer  
22 Locust Ave.  
East Norwich, New York 11732

Attorney for Personal Representative:  
Joshua A. Grant, Attorney  
Florida Bar Number: 1002763  
Grant Cottrell, PLLC  
5147 Castello Drive  
Naples, FL 34103  
Telephone: (239) 649-4848  
Fax: (239) 643-9810  
E-Mail: josh@grantcottrell.com  
Secondary E-Mail:  
jennifer@grantcottrell.com  
June 9, 16, 2023 23-01794L

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 23-CP-000980  
Division Probate  
IN RE: ESTATE OF  
RUTH H. HOAG  
Deceased.

The administration of the estate of Ruth H. Hoag, deceased, whose date of death was December 16, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 9, 2023.

Personal Representative:  
Peggy Rolland  
130 Brooks Rd.  
North Fort Myers, Florida 33917

Attorney for Personal Representative:  
Joshua O. Dorcey  
Florida Bar Number: 043724  
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: josh@dorceylaw.com  
Secondary E-Mail:  
probate@dorceylaw.com  
June 9, 16, 2023 23-01814L

## SECOND INSERTION

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

PROBATE DIVISION  
File No.: 2023-CP-1738  
Division Probate  
IN RE: ESTATE OF  
AUDREY TISCH  
Deceased.

The administration of the estate of AUDREY TISCH, deceased, whose date of death was MARCH 30, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which, 2000 MAIN STREET FORT MYERS, FL. 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice was June 9, 2023.

Personal Representative:  
GREGORY GLASGOW  
2773 TEAKWOOD BLVD.  
NORTH FORT MYERS, FL. 33917

Attorney for Personal Representative:  
Steven Duncan  
Florida Bar No. 85850  
Duncan Law Firm, P.A.  
10600 Chevrolet Way #213  
Estero, FL 33928  
239-405-6848  
June 9, 16, 2023 23-01783L

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 362023CP001546A001CH  
Division Probate  
IN RE: ESTATE OF  
MARILYN R. ARNONE a/k/a  
MARILYN ROSALIE ARNONE  
a/k/a MARILYN ARNONE a/k/a  
ROSALIE M. ARNONE a/k/a  
ROSALIE MARILYN ARNONE  
a/k/a ROSALIE ARNONE  
Deceased.

The administration of the estate of MARILYN R. ARNONE a/k/a MARILYN ROSALIE ARNONE a/k/a MARILYN ARNONE a/k/a ROSALIE M. ARNONE a/k/a ROSALIE MARILYN ARNONE a/k/a ROSALIE ARNONE, deceased, whose date of death was January 1, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33907. 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 June 9, 2023.

Personal Representative:  
DEBORAH SIMONTON  
30 Sea Foam Ave.  
Winthrop, Massachusetts 02152

Attorney for Personal Representative:  
GREGORY J. NUSSBICKEL  
Attorney  
Florida Bar Number: 580643  
12500 Brantley Commons Court,  
Suite 103  
Fort Myers, Florida 33907  
Telephone: (239) 900-9455  
E-Mail: Greg@Will.Estate  
Secondary E-Mail:  
MargoV@Will.Estate  
June 9, 16, 2023 23-01798L



FOURTH INSERTION

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

Tax Deed #:2023000214

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: 19-011095 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 8 BLK.31 DB 254 PG 50 LOT 19 Strap Number 24-44-27-08-00031.0190

Names in which assessed:

A W STOWELL, ARTHUR STOWELL, ARTHUR W STOWELL, EMILY M STOWELL, EMILY MARIE STOWELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts. May 26; June 2, 9, 16, 2023 23-01588L

FOURTH INSERTION

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

Tax Deed #:2023000208

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: 18-010228 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 1 BLK.4 DB 252 PG 456 LOT 24 E 1/2 Strap Number 18-44-27-01-00004.024B

Names in which assessed:

GRISEL ELIGIO DE LA PUENTA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/18/2023 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts. May 26; June 2, 9, 16, 2023 23-01578L

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 23-CA-006156

MARCEL LEMIEUX and AUDREY LEMIEUX, as husband and wife, Plaintiff, v. THE UNKNOWN HEIRS OF JAMES G. JOHNSON, and all others claiming by, through or under JAMES G. JOHNSON, Defendants.

MARCEL LEMIEUX, et al. v. THE UNKNOWN HEIRS OF JAMES G. JOHNSON TO: THE UNKNOWN HEIRS OF JAMES G. JOHNSON Last Known Addresses: Unknown

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

Lot 8, Block 99, Unit 20, SOUTHWOOD, Section 8, Township 45 South, Range 27 East, according to the map or plat thereof on file in the office of the Clerk of the Circuit Court, recorded in Plat Book 26, Page 83, of the Public Records of Lee County, Florida. Parcel ID: 08-45-27-20-00099.0080 Address: 437 Piper Avenue, Lehigh Acres, FL 33974 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses by the Lee County

Clerk of Court's on or before June 26, 2023 on Bradley W. Butcher, Plaintiff's attorney, whose address is 6830 Porto Fino Circle, Ste. 2, Fort Myers, Florida 33912 and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for four (4) 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. Dated this day of 05/17/2023

CLERK OF THE CIRCUIT COURT KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: N Watson as Deputy Clerk

Butcher & Associates, P.L. 6830 Porto Fino Circle, Ste. 2 Fort Myers, Florida 33912 May 26; June 2, 9, 16, 2023 23-01604L

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. 21-CA-004979

Lakeview Loan Servicing, LLC, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Trudy A. Jones a/k/a Trudy Ann Jones f/k/a Trudy A. Etheridge, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 21-CA-004979 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Trudy A. Jones a/k/a Trudy Ann Jones f/k/a Trudy A. Etheridge, Deceased; Corina Sydney Jones a/k/a Corina S. Jones; KRISTIN GITTLEMAN JONES A/K/A KRISTIN G. JONES 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 Sept. 27, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 51 AND 52, BLOCK 3999, UNIT 55, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 92 THROUGH 106, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this day of May 31, 2023.

Kevin Karnes As Clerk of the Court (SEAL) By: Theresa Cline As Deputy Clerk

Brock & Scott PLLC 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 20-F01384 June 9, 16, 2023 23-01763L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001593 Division Probate IN RE: ESTATE OF JOHN C. GRONOWSKI Deceased.

The administration of the estate of John C. Gronowski, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 9, 2023.

Personal Representative: Deirdre Hancock 39 Heath Ln. Jackson, NJ 08527

Attorney for Personal Representative: Tasha A. Warnock, Attorney Florida Bar Number: 116474 The Warnock Law Group 6843 Porto Fino Circle Fort Myers, FL 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com June 9, 16, 2023 23-01813L

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 22-CA-12345

SCOTT TURNER, Plaintiff, vs. DAVID MAUDLIN, Defendant.

To: DAVID MAUDLIN 4577 Brainard Bayou Road Sanibel, FL 33957

YOU ARE NOTIFIED that an

action to Compel Arbitration has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew S. Toll, Esq., Toll Law, 20 Barkley Circle, Suite 202, Fort Myers, Florida 33907 within 20 days after the first Publication of the Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 23-CP-1359 IN RE: ESTATE OF FELICIA R. GRIGALIUNAS, Deceased.

The administration of the estate of FELICIA R. GRIGALIUNAS, deceased, whose date of death was March 18, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL 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 June 9, 2023.

Personal Representative: STEVEN GRIGALIUNAS c/o Kenneth D. Krier, Esq. CUMMINGS & LOCKWOOD LLC 3001 Tamiami Trail North Suite 400 Naples, FL 34103

Attorney for Personal Representative: KENNETH D. KRIER, ESQ. E-mail Addresses: kkrier@cl-law.com; jpoklemba@cl-law.com Florida Bar No. 401633 CUMMINGS & LOCKWOOD LLC 3001 Tamiami Trail North, Suite 400 Naples, FL 34103 Telephone: (239) 262-8311 74437201.docx 5/17/2023 June 9, 16, 2023 23-01797L

SECOND INSERTION

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

CASE NO: 22-CA-004826 ALAWI JAMEEL M ASLAEGH, Plaintiff, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST FRANK D'ERCOLA a/k/a FRANK D'ERCOLE and RONALD D'ERCOLA, a/k/a RONALD D'ERCOLE, Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST FRANK D'ERCOLA a/k/a FRANK D'ERCOLE ("Frank") and RONALD D'ERCOLA, a/k/a RONALD D'ERCOLE ("Ronald") and collectively as the "Defendants"

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

Legal Property Description: Lot 15, Block 30, Unit 5, Section 36, Township 44 South, Range 26 East, LEHIGH ACRES, according to the plat thereof, as recorded in Plat Book 15, page 92, of the Public Records of Lee County, Florida. STRAP No. 36-44-26-05-00030.0150.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jarred D. Duke, Esq., the Plaintiff's attorney, whose address is Davies Duke, PLLC, 3301 Bonita Beach Road, Suite 213, Bonita Springs, FL 34134, on or before June 26, 2023 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. Dated: May 17, 2023.

Kevin C. Karnes As Clerk of Court (SEAL) By: N Watson Deputy Clerk

Jarred D. Duke, Esq., the Plaintiff's attorney Davies Duke, PLLC, 3301 Bonita Beach Road, Suite 213, Bonita Springs, FL 34134 June 9, 16, 23, 30, 2023 23-01777L

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. 23-CA-005283 MEB LOAN TRUST IV, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, Plaintiff, vs.

VIRGE RENOTTO CARTER II AKA VIRGE R. CARTER II AND WILLIE MAE CARTER, et al. Defendant(s).

TO: WILLIE MAE CARTER, and UNKNOWN SPOUSE OF WILLIE MAE CARTER, whose residence is unknown 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(S) 56, BLOCK 230F LINCOLN PARK AS RECORDED IN PLAT BOOK 3, PAGE 43, ET SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

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.

WITNESS my hand and the seal of this Court at County, Florida, this 7th day of June, 2023.

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: C. Richardson DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-062191 June 9, 16, 2023 23-01821L

SECOND INSERTION

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

Case No. 36-2023-CA-001673 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL2.

Plaintiff, vs. ETHAN ANDREW GROPPER AS TRUSTEE OF THE ETHAN ANDREW GROPPER REVOCABLE TRUST DATED SEPTEMBER 15, 2020, UNKNOWN SUCCESSOR TRUSTEE OF THE ETHAN ANDREW GROPPER REVOCABLE TRUST DATED SEPTEMBER 15, 2020, UNKNOWN BENEFICIARIES OF THE ETHAN ANDREW GROPPER REVOCABLE TRUST DATED SEPTEMBER 15, 2020, et al. Defendants.

TO: UNKNOWN SUCCESSOR TRUSTEE OF THE ETHAN ANDREW GROPPER REVOCABLE TRUST DATED SEPTEMBER 15, 2020 CURRENT RESIDENCE UNKNOWN UNKNOWN BENEFICIARIES OF THE ETHAN ANDREW GROPPER REVOCABLE TRUST DATED SEPTEMBER 15, 2020 CURRENT RESIDENCE UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida: LOT(S) 24, OF WHISKEY CREEK, AS RECORDED IN PLAT BOOK 9, PAGE 67 ET SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

commonly known as 1010 AQUA LN, FORT MYERS, FL 33919 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, whichever is later) 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 06/06/2023

CLERK OF THE COURT Honorable Kevin C. Karnes 1700 Monroe Street Ft. Myers, Florida 33902 (SEAL) By: N Watson Deputy Clerk

Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 327878/2218497/and June 9, 16, 2023 23-01806L

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 26, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

- PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534**  
Time: 09:45 AM  
Sale to be held at www.storage-treasures.com.  
1065 - Seymore, Brianna; 1072 - FRANCO, DAYANA; 1115 - Brand, Talisha; 1143 - carrier, Alicia; 1173 - Chai, Jakeira; 1282 - IPA Construction Vilchez, Anthony; 2053 - cuero, Jesse; 2153 - Garcia, Yesenia; 2185 - Cintron, Christopher; 2208 - Kottick, Amber; 2245 - Jackson, Alexandra; 2258 - St Louis, Rosennie; 3036 - Mcdonald, Danielle; 3038 - Ferguson, Eric; 3118 - Maldonado, Stephanie; 3193 - Mcdonald, Danielle; 3289 - Prettyman, Lois  
**PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211**  
Time: 10:45 AM  
Sale to be held at www.storage-treasures.com.  
0113 - Porter, George; 0201A - Black, Katrina; 0462 - Benites, Lakeysha; 0540 - Gibbons, Damoria; 0555 - Mieses, Rigoberto; 0614 - Roper, Davonte; 0659 - Scott, Edwina; 0754 - London, Diana; 0897 - Edwards, Karen; 1308 - Hadley, Paige; 1327 - Davis, Carlos; 1424 - Griffin, Kathleen; RV1174 - Wells, Steven  
**PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721**  
Time: 11:00 AM  
Sale to be held at www.storage-treasures.com.  
0099 - Stein, Duane; 0102E - DOONAN, MARYA; 0119 - Adams, Jason; 0257F - Walker, Nicole; 4026G - Meade, Glenn  
**PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489**  
Time: 11:15 AM  
Sale to be held at www.storage-treasures.com.  
212 - Peoples, Kimberly; 345 - Joseph, Barbara; 364 - Rexhaj, Emelia  
**PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635**  
Time: 11:30 AM  
Sale to be held at www.storage-treasures.com.  
A231 - Mack, Sandra; B355 - Morales, Anahi; C443 - ahmed, Ziad; E611 - Grunewald, Glenn  
**PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447**  
Time: 12:15 PM  
Sale to be held at www.storage-treasures.com.  
2163 - Cintron, Elizabeth  
**PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571**  
Time: 12:30 PM  
Sale to be held at www.storage-treasures.com.  
3041 - Jones, Callie; 3079 - Higgins, Chloe rose; 3095 - GIORGIO, MARK; 3175 - Wheeler, Amanda  
**PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897**  
Time: 12:45 PM  
Sale to be held at www.storage-treasures.com.  
C020 - Plummer, Ashley; D004 - Stewart, Rhonda; D048 - Kollock, Ronnie  
**PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811**  
Time: 01:00 PM  
Sale to be held at www.storage-treasures.com.  
A003A - Driver, Angela; F188 - Upshaw, Kelvaisha; F220 - Burdieri, Corrado; F224 - Taylor, Dustin; G240 - Gibson, Jermaine; G246 - Aguilar, Maria; H253 - Horvath, Dina; J376 - WALLIS, JOYCE; K438 - Foley, Amanda; L486 - Ruvalcaba, Javier; M520 - Deltore, Junior  
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.  
June 9, 16, 2023 23-01786L



Choices and Solutions

# What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

**M**ost of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

## THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



## STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security



# ““““

**Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”**

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

## **NEGATIVE TAX HELPS POOR**

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

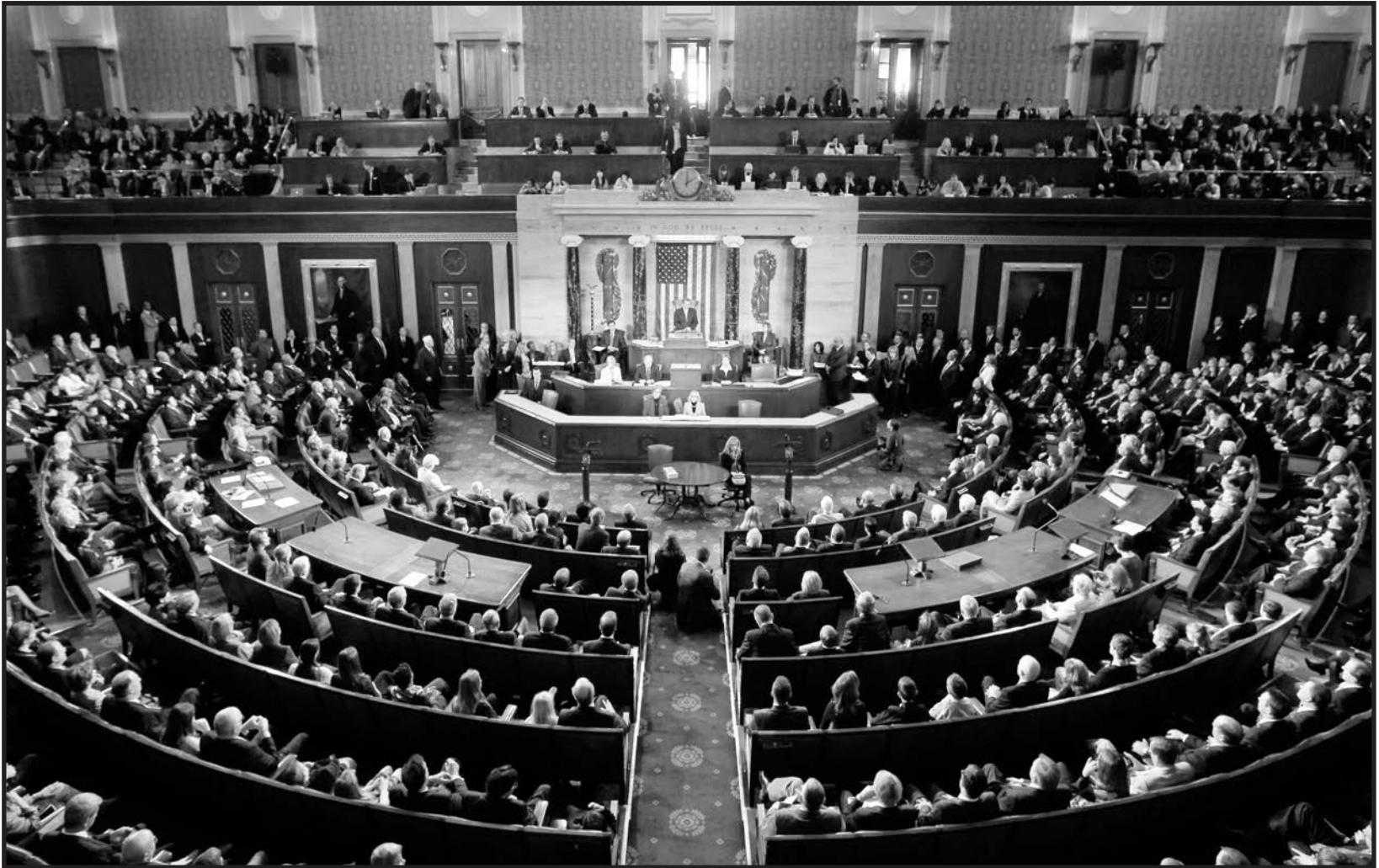
## **HOW TO FIX SOCIAL SECURITY**

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-





eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

#### WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the “Family Assistance Plan.”

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on “The Impossibility of Radical Welfare Reform”:

“All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

“The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

“The third is the additional cost to the taxpayers.

“To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time.”

The conflict arises from the content given to “decent,” to “strong” and to “reasonable,” but especially to “decent.” If a “decent” level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how “strong” and “reasonable” are interpreted.

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, “The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more.”

Even the \$6,000 “typical” figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: “There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time.”

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.