

LEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-360
Division Probate
IN RE: ESTATE OF
JOAN H. PERRY
Deceased.

The administration of the estate of Joan H. Perry, deceased, whose date of death was November 15, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 February 16, 2024

Personal Representative:

Jeffrey Cory

Legacy Foundation

15010 Shell Point Blvd.

Fort Myers, Florida 33908

Attorney for Personal Representative:

David M. Platt, Attorney

Florida Bar Number: 939196

David M. Platt, P.A.

8880 Gladiolus Dr., Ste 201

Fort Myers, Florida 33908

Telephone: (239) 472-5400

E-Mail: david.platt@sancaplaw.com

February 16, 23, 2024 24-00513L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23-CP-3605
Probate
IN RE: THE ESTATE OF
JAMES LESLIE WINDLER

The Administration of the Estate of James L. Windler, deceased, whose date of death was November 7, 2023, Case No. 23-CP-3605, 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 that 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 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 persons having claims or demands against the estate of the decedent 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 2/16/24.

Frances A. Windler

Personal Representatives

/s/ Jeffrey S. Perlow

Jeffrey Perlow, Esq.

Attorney for the

Personal Representative

Fla. Bar # 354759

5425 Park Central Court

Naples, Florida 34109

Phone: (239) 593-1444

February 16, 23, 2024 24-00519L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND
FOR LEE COUNTY
FLORIDA
PROBATE DIVISION
Case No. 2024-CP-000214
IN RE: THE ESTATE OF
EDWARD JOSEPH FENNESSEY.
deceased

The administration of the Estate of EDWARD JOSEPH FENNESSEY, deceased, whose date of death was August 24, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 16, 2024

Personal Representative:

Edward J. Fennessey Jr.

Attorney for Personal Representative:

Jack Pankow, Esquire

5230-2 Clayton Court

Fort Myers, FL 33907

Telephone: 239-334-4774

FL Bar # 164247

February 16, 23, 2024 24-00525L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-286
IN RE: ESTATE OF
MARK FRANCIS HEDLUND,
Deceased.

The administration of the Estate of MARK FRANCIS HEDLUND, deceased, whose date of death was December 10, 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 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 February 16, 2024.

ALEXIA HEDLUND

Personal Representative

/S/ RICHARD M. RICCIARDI, JR.

RICHARD M. RICCIARDI, JR., ESQ.

Florida Bar No. 90567

YOUR ADVOCATES, P.A.

2050 McGregor Blvd.

Fort Myers, FL 33901

Phone: (239) 689-1096

Fax: (239) 791-8132

E-mail: rricciardi@your-advocates.org

February 16, 23, 2024 24-00521L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000139
IN RE: ESTATE OF
JUNE R. LEWIS
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 June R. Lewis A/K/A June Heede Lewis, A/K/A June Rosalie Marie Lewis, deceased, File Number 24-CP-000139, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901; that the decedent's date of death was November 11, 2023; that the total value of the estate is \$179,000 of Exempt Homestead and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Gail L. Johnson

3201 Barnsley Lane

Raleigh, NC 27604

Laura L. Worley

3201 Barnsley Lane

Raleigh, NC 27604

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 February 16, 2024.

Person Giving Notice:

Gail L. Johnson

3201 Barnsley Lane

Raleigh, North Carolina 27604

Attorney for Person Giving Notice

/s/ Wess M. Jacobs

Wess M. Jacobs, Attorney

Florida Bar Number: 932655

Osterhout & McKinney, P.A.

3783 Seago Lane

Fort Myers, FL 33901

Telephone: (239) 939-4888

Fax: (239) 277-0601

E-Mail: wessj@omplaw.com

Secondary E-Mail:

hillaryh@omplaw.com

February 16, 23, 2024 23-00526L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000424
IN RE: ESTATE OF
JOHN B. FALVEY
Deceased.

The administration of the estate of JOHN B. FALVEY, deceased, whose date of death was August 16, 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 February 16, 2024.

Personal Representative:

KRISTINA E. FALVEY

3450 W. Gulf Drive

Sanibel, Florida 33957

Attorney for Personal Representative:

JACQUELINE R. BOWDEN GOLD

Attorney

Florida Bar Number: 109399

RARICK & BOWDEN GOLD, PA

6500 Cow Pen Road, Suite 204

Miami Lakes, FL 33014

Telephone: (305) 556-5209

Fax: (305) 362-9525

E-Mail: jbowden@raricklaw.com

Secondary E-Mail:

service@raricklaw.com

February 16, 23, 2024 24-00522L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-258
Division: Probate
IN RE: ESTATE OF
PHILIP G. SCARBRO a/k/a
PHILIP GEORGE SCARBRO
Deceased.

The administration of the estate of Philip G. Scarbro a/k/a Philip George Scarbro, deceased, whose date of death was June 9, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 February 16, 2024.

Personal Representative:

Leslie Warren

7552 Monterey Bay Drive, Unit 1

Mentor-on-the-Lake, Ohio 44060

Attorney for Personal Representative:

A. Stephen Kotler

Florida Bar Number: 629103

Kotler Law Firm P.L.

999 Vanderbilt Beach Road,

Suite 200

Naples, Florida 34108

Telephone: (239) 325-2333

Fax: (239) 325-1853

E-Mail: skotler@kotlerpl.com

Secondary E-Mail:

paralegal@kotlerpl.com

February 16, 23, 2024 24-00523L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 23-CA-6562

DS MCNAB LLC, a Florida limited liability company, LC MCNAB, LLC, a Florida limited liability company, ST MCNAB, LLC, a Florida limited liability company, and MZ MCNAB, LLC, a Florida limited liability company, Plaintiffs, v.

Samuel Arakel, Defendant.

TO: Samuel Arakel

Last known address: 5555 Collins Ave, Apt 15W, Miami Beach, Florida 33140

YOU ARE NOTIFIED that an action has been filed against you for breach of guaranty and damages.

The above-style cause was instituted in the County Court, Twentieth Judicial Circuit in and for Lee County, Florida; Case No. 23-CA-6562. You are required to serve a copy of your written defenses, if any, to the

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000255
Division Probate
IN RE: ESTATE OF
DONALD ALLEN HALL,
A/K/A DONALD A. HALL,
A/K/A DONALD HALL
Deceased.

The administration of the estate of Donald Allen Hall, a/k/a Donald A. Hall, a/k/a Donald Hall, deceased, whose date of death was August 26, 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, 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 February 16, 2024.

Personal Representative:

Douglas S. Hall

27 Greenwood Street

Amesbury, Massachusetts 01913

Attorney for Personal Representative:

Philip W. Grosdidier, Attorney

Florida Bar Number: 0109474

Fox McCluskey Bush Robison PLLC

3461 SE Willoughby Boulevard

Stuart, Florida 34994

Telephone: (772) 287-4444

Fax: (772) 283-4637

E-Mail: philip@foxmccluskey.com

Secondary E-Mail:

heidi@foxmccluskey.com

February 16, 23, 2024 24-00478L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-3395
Division PROBATE
IN RE: ESTATE OF
STEPHEN H. NELSON, SR
Deceased.

The administration of the estate of STEPHEN H. NELSON, SR, deceased, whose date of death was July 18, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Courthouse, 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 February 16, 2024.

Personal Representative:

CHRISTIAN D. NELSON

110 E. 87th St. Apt. 10D

New York, New York 10128

Attorney for Personal Representative:

/s/ Nikki A. Uri

NIKKI A. URI, Attorney

Florida Bar Number: 0670367

P.O. Box 110145

NAPLES, FL 34108

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000159
Division: Probate
IN RE: ESTATE OF
ETTA CALVIN,
Deceased.

The administration of the estate of Etta Calvin, deceased, whose date of death was January 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 February 16, 2024.

Personal Representative:
Lowell S. Schoenfeld
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Attorney for Personal Representative:
Jennifer J. Hammond
Attorney for Personal Representative
Florida Bar Number: 121531
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
jenniferhammond@gskattorneys.com
Sec. E-Mail:
bethmikovits@gskattorneys.com
February 16, 23, 2024 24-00531L

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
(PROPERTY)
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO. 24-CA-001120
ADD VALUE DEVELOPMENT,
LLC,
Plaintiff, vs.
ELFI GRAFIN VON LOOZ and
KURT GAIRING
Defendants.

To: Elfi Graf von Looz and Kurt Gairing, Fritz Schroeder Ufer 38, Bonn, Germany 53111.

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

Lots 23 and 24, Block 825, Unit 21, Cape Coral Subdivision, according to the plat thereof, as recorded in Plat Book 13, Pages 149 to 173, of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan Street, Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before March 25, 2024, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks.

WITNESS my hand and seal of said Court at Ft. Myers, Florida, on this 02/13/2024.

KEVIN C. KARNES
As Clerk of said Court
(SEAL) By: N. Watson
Deputy Clerk
Dane T. Stanish, Esq.,
attorney for Add Value Development,
LLC,
3475 Sheridan Street, Suite 209,
Hollywood, FL 33021
(954-923-0524)
Feb. 16, 23; Mar. 1, 8, 2024
24-00548L

FIRST INSERTION

NOTICE TO CREDITORS.
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000059
IN RE: ESTATE OF
Dale Vander Wal,
Deceased.

The administration of the estate of Dale Vander Wal, deceased, whose date of death was November 3, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is February 16, 2024.

Personal Representative:
Jay Vander Wal,
10101 Bellavista Circle, Unit 802,
Miramar Lakes, FL 33913,
Telephone: 239-222-9976.
Attorney for Personal Representative:
Richard Blackwell, Esq.,
Florida Bar Number: 110331,
Ric Blackwell Law, PA,
10600 Chevrolet Way, Suite 212,
Estero, Florida 33928,
Telephone: 239-240-7764,
Fax: 877-349-3854,
E-Mail: ric@ricblackwelllaw.com
Pubs:
February 16, 23, 2024 24-00552L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000381
Division Probate
IN RE: ESTATE OF
DWIGHT DONALD ELAM
Deceased.

The administration of the estate of Dwight Donald Elam, deceased, whose date of death was December 19, 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 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 February 16, 2024.

Personal Representative:
Rebecca Jean Elam
1557 Woodwind Ct.
Fort Myers, Florida 33919
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
February 16, 23, 2024 24-00551L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT IN AND FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000283
IN RE: ESTATE OF
FRANCES M. LAMPARELLI,
Deceased.

The administration of the estate of FRANCES M. LAMPARELLI, deceased, whose date of death was August 31, 2023, File Number 24-CP-000283, 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 the decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 February 16, 2024.

Personal Representative:
GORDON H. COFFMAN
12651 McGregor Blvd, #104
Fort Myers, Florida 33919
Attorney for Personal Representative:
GORDON H. COFFMAN
Attorney at Law
12651 McGregor Blvd, #104
Fort Myers, Florida 33919
Florida Bar No. 187680
February 16, 23, 2024 24-00532L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
COURT IN AND
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-002794
IN RE: ESTATE OF
PAUL JOSEPH SPROVIERO
Deceased.

The administration of the estate of deceased, PAUL JOSEPH SPROVIERO, whose date of death was November 25, 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 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 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: February 16, 2024.

Signed on this 14th day of February 2024

DocuSigned by: Alicia Broderick
Alicia Broderick
Personal Representative
12368 Woodrose Ct 4
Fort Myers, FL 33907
DocuSigned by: Susan M. Larned
Susan M. Larned, Esq.
Attorney for Personal Representative
Florida Bar No. 1011025
The Larned Law Group P.A.
12734 Kenwood Lane #39
Fort Myers, FL 33907
Telephone: 239-202-2881
Email: susan@larnedlegal.com
February 16, 23, 2024 24-00541L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Case No. 362023CP002932A001CH
Division: Probate
IN RE: ESTATE OF
CHARLES FRANCIS WOEMPNER
Deceased

The administration of The Estate of CHARLES FRANCIS WOEMPNER whose date of death was June 24, 2023, and whose social security number is XXX-XX-6799, is pending in the Circuit Court for Lee County, Florida, 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 claim 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.

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

The first Publication of this Notice is February 16, 2024.

The second Publication of this Notice is February 23, 2024.

Wendy M. Head
Personal Representative
5329 Thompson Park Blvd.
Indianapolis, Indiana 46237
Ryan J. Smollar, Esquire
Attorney for Personal Representative
Florida Bar No. 100397
Elder Law, P.A.
403 4th Avenue South
Lake Worth, FL 33460
Tel: (561) 588-7512
February 16, 23, 2024 24-00529L

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 Cadle's Handy Man Services located at 4540 24th ST SW in the City of LE-

HIGH ACRES, Lee County, FL 33973 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of February, 2024.
Glenford Cadle
February 16, 2024 24-00546L

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09,
FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that SHANNON LUDWIG / PRECISION AUTOMOTIVE OF SWFL INC will engage in business under the fictitious name PRECISION AUTOMO-

TIVE, with a physical address 3875 PALM BEACH BLVD. FT MYERS , FL 33916, with a mailing address PO Box 50395 FT MYERS, FL 33994 , and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 16, 2024 24-00550L

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 3/1/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1987 PARK HS 1P9200R25H1007414 . Last Tenants: JUNE BORMET OR

EDWIN BORMET and all unknown parties beneficiaries heirs . Sale to be at WILDER LLC DBA FORT MYERS RV RESORT, 16800 S TAMIAMI TRAIL, FT. MYERS, FL 33908. 239-267-2141.
February 16, 23, 2024 24-00549L

FIRST INSERTION

The City Cape Coral City Planning Division and Lee County Building Department hereby gives notice of the City's and County's intent to revise the flood hazard information, generally located at the southwest corner (SWC) of Veterans Parkway and SW Pine Island Road in Cape Coral, Florida. The flood hazard revisions are being proposed as part of Conditional Letter of Map Revision (CLOMR) Case No. 24-04-1146R for a proposed project along Matlacha Pass; Gulf of Mexico. Pine Island West Owner, LLC is proposing to develop the existing site into a proposed multi-use site as part of that includes multifamily and commercial development, as part of the Veterans West project. Once the project has been completed, a Letter of Map Revision (LOMR) request should be submitted that will, in part, revise the following flood hazards along the Retail Basin Gulf of Mexico to Matlacha Pass.

1. Base Flood Elevations (BFEs) will increase and decrease along the Gulf of Mexico to Matlacha Pass
2. The SFHA will decrease along Gulf of Mexico to Matlacha Pass
3. Base Flood Elevations (BFEs) will decrease along the Retail Basin.
Maps and detailed analysis of the revision can be reviewed at 1015 Cultural Park Boulevard Cape Coral, FL at 33915-0027 and 1500 Monroe Street Fort Myers, FL 33901. Interested persons may call City of Cape Coral Planning Team Coordinator Justin Wyatt Daltry at 239- 573-3160 and Lee County Building Official Shawn McNulty at 239-533-8585, respectively, for additional information from 8:00 AM to 5:00 PM Monday-Friday.
February 16, 2024 24-00538L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 23-CA-011099

UNITED WHOLESALE
MORTGAGE, LLC,
Plaintiff, vs.

KATHY HORANIC; SAN CARLOS
GOLF VILLAS HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
SPOUSE OF KATHY HORANIC;
UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 13 day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

PART OF LOTS 4 AND 5,
BLOCK 13, SAN CARLOS PARK
GOLF COURSE ADDITION,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 75, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST WESTERLY CORNER OF LOT 8, BLOCK 13, SAN CARLOS PARK GOLF COURSE ADDITION, PLAT BOOK 23, PAGES 72 THROUGH 75, LEE COUNTY, FLORIDA, THENCE NORTH 24° 00' 00" EAST, 396.56 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 24° 00' 00" EAST, 17.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 28° 34' 46", AND A CHORD BEARING OF NORTH 38° 17' 23" EAST, THENCE ALONG SAID CURVE 99.76 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET,

A DELTA ANGLE OF 138° 40' 10" AND A CHORD BEARING SOUTH 16° 45' 19" EAST, 77.45 FEET TO A P.R.C., THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 62° 05' 24" AND A CHORD BEARING OF SOUTH 55° 02' 42" EAST, 16.26 FEET TO THE P.T. THENCE SOUTH 24° 00' 00" EAST 12.19 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 48° 00' 00" AND A CHORD BEARING OF DUE SOUTH, THENCE ALONG SAID CURVE 46.08 FEET TO THE P.T., THENCE SOUTH 24° 00' 00" WEST, 15.14 FEET, THENCE NORTH 66° 00' 00" WEST, 105.41 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 7381 CONSTITUTION CIRCLE, FORT MYERS, FL 33967

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

Dated this day of 02/13/2024.
KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: T. Cline
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-02769
February 16, 23, 2024 24-00543L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 22-CA-004225
DIVISION: I

Nationstar Mortgage LLC
Plaintiff, vs.-
Naples First Church of the Nazarene,
Inc. d/b/a

Naples First Church of the Nazarene;
Ralph Bressler, as Personal
Representative of the Estate of
Rhoderick A. Cross; Joseph P.
Mosley; Joyce A. Mosley; 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)

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.
02/13/2024

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
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
22-327173 FCOI CXE
February 16, 23, 2024 24-00542L

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 Beloved Planning located at 3069 Bow-spirit Lane in the City of Saint James

City, Lee County, FL 33956 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of February, 2024.
Leslie M Bays
February 16, 2024 24-00545L

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION
Case No: 24-CC-414 SEVEN LAKES ASSOCIATION, INC., a Florida Not-for-Profit corporation, Plaintiff, v. MICHAEL TROHA, AS AN HEIR OF JOHN MARK TROHA, DECEASED; THE UNKNOWN HEIRS, PERSONAL REPRESENTATIVE(S), BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOHN MARK TROHA, DECEASED; THE UNKNOWN SPOUSE JOHN MARK TROHA, DECEASED; 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 SPOUSE, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES OR OTHER CLAIMANTS, and THE UNKNOWN TENANT(S)/ OCCUPANT(S) IN POSSESSION, Defendants.
 TO: THE UNKNOWN HEIRS, PERSONAL REPRESENTATIVE(S), BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOHN MARK TROHA, DECEASED; THE UNKNOWN SPOUSE JOHN MARK TROHA, DECEASED; 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 SPOUSE, HEIRS,

DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES OR OTHER CLAIMANTS,
 YOU ARE NOTIFIED that an action to foreclose a lien on the following described property in Lee County, Florida
 That certain Condominium Parcel composed of Family Unit Number 319, and the undivided shares in the Common Elements appurtenant thereto, in accordance with and subject to the Covenants, Conditions, Restrictions, firms and other provisions, of the Declaration of Condominium of SEVEN LAKES BUILDING NUMBER 4, a Condominium, with the schedules annexed thereto, as recorded in Official Records Book 770, pages 348 through 386, as amended in Official Records Book 772, Page 502, Official Records Book 1616, Page 1286, Official Records Book 1239, Page 2322 and Official Record Book 1712, Page 3999, and as amended, of the Public Records of Lee County, Florida.
 Street Address: 1724 Pine Valley Drive, #319, Fort Myers, Florida 33907
 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 on 02/09/2024,
 KEVIN C. KARNES
 Clerk of Courts
 (SEAL) By: N. Watson
 Deputy Clerk
 Keith H. Hagman, Esq.,
 PAVESE LAW FIRM,
 Attorneys for Plaintiff,
 P.O. Box 1507,
 Fort Myers, FL 33902-1507
 keithhagman@paveselaw.com
 February 16, 23, 2024 24-00509L

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE; regarding timeshare interest(s) owned by the Obligor(s) (see Schedule "I" attached hereto for Obligors and their notice address) at **Caribbean Beach Club, a Condominium**, located in Lee County, Florida, and more specifically described as follows: Unit Week(s) No(s). (See Exhibit "A-1") in Condominium Parcel Number(s) (See Exhibit "A-1") and its undivided share of the common elements of CARIBBEAN BEACH CLUB, A CONDOMINIUM, a Condominium according to the Declaration of Condominium and exhibits thereof, recorded in Official Records Book 1390, at Page 949, in the Public Records of Lee County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto. Pursuant to the Declaration(s)/ Plan(s) referenced above, **Caribbean Beach Club Association, Inc., a Florida non-profit corporation (the "Association")**, did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: **First American Title Insurance Company, a Nebraska corporation**, duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. **Batch No.: Foreclosure HOA 134034-CBC4-HOA, NOD. Schedule "I":** Obligors, Notice Address; Joseph Giarle and Ruthann Giarle, 1609 S Lakeview Ave Leesburg, FL 34748 United States; Joseph Giarle and Ruthann Giarle, 1609 S Lakeview

Ave Leesburg, Fl 34748 United States; Kelly Kotch, 962 Archmere Drive Akron, Oh 44319 United States; John W. Porter and Jolenne L. Porter, 2 Horton St Amesbury, Ma 01913 United States; John W. Porter and Jolenne L. Porter, 2 Horton St Amesbury, Ma 01913 United States; Jeff Hall and Debra Ann Hall, 648 Corby Glen Ave Chesapeake, Va 23322 United States; Mary E. Baker, 3000 Banks St New Orleans, La 70119 United States; Mary E. Baker, 3000 Banks St New Orleans, La 70119 United States; William Carl Head, 5 Concourse Pkwy #2340 Atlanta, Ga 30328 United States; Tracey Lee Hughes, 3133 Chelmsford Dr Lafayette, In 47909 United States; Isaac Rapoport and Belle Gider, Trustee of the Gider Declaration of Trust, Dated August 31, 1995, 104 Tuscana Ct Apt 808 Naples, Fl 34119 United States; John Hoshowsky and Cheryl Hoshowsky, 2372 Lake Shore Rd Burlington, ON L7R 1B6 Canada; Marc Gidney and Jerilynn Gidney, 326 71st St Miami Beach, Fl 33141 United States; Marjorie A. Kross, 14755 San Jacinto Dr Moreno Valley, Ca 92555 United States; Marjorie A. Kross, 14755 San Jacinto Dr Moreno Valley, Ca 92555 United States; Johanne Raubitschek, As Trustee, 1900 Hackamore Dr Roseville, Ca 95661 United States; Saher Marwan Abdulhadi, 9955 Sw 84th St Miami, Fl 33173 United States; Walter F. Tucker, 8774 Cardinal Ave Fountain Valley, Ca 92708 United States. **Exhibit "A-1":** Contract No., Unit Week No., Condominium Parcel No.; 951052110, 21, 105; 951053910, 39, 105; 951123731, 37, 112; 951182220, 22, 118; 951182320, 23, 118; 951183320, 33, 118; 951203520, 35, 120; 951203620, 36, 120; 952031920, 19, 203; 952033620, 36, 203; 952052820, 28, 205; 952095020, 50, 209; 952103510, 35, 210; 952183520, 35, 218; 952183620, 36, 218; 952202220, 22, 220; 952203420, 34, 220; 953242240, 22, 324.
 February 16, 23 2024 24-00515L

FIRST INSERTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 March 7th, 2024 at 9:45am
 Greg Younger
 Table and moving blankets

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
 February 16, 23, 2024 24-00516L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that James Rowell will engage in business under the fictitious name OTHER WORLD EXPLORER, with a physical

address 229 NE 9th Court Cape Coral, Florida 33909, with a mailing address 229 NE 9th Court Cape Coral, Florida 33909, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
 February 16, 2024 24-00486L

FIRST INSERTION

NOTICE OF ACTION FOR VERIFIED PETITION FOR DISSOLUTION OF MARRIAGE WITH NO MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 23-DR-7023 JUDGE: Amy R. Hawthorne
IN RE: Clifford V. Gerber, Plaintiff, and Christine D. Gerber, Respondent.
 TO Christine D. Gerber
 1222 SW 54th Street
 Cape Coral, FL 33914
 And/or CHRISTINE D. GERBER
 802 Tradewind Drive
 Westerville, OH 43081
YOU ARE HEREBY NOTIFIED that an action 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, as follows: SUSAN L. RAY, ESQUIRE, 4206 DEL PRADO BLVD. S., CAPE CORAL, FL 33904 on or before March 11, 2024, and file the original with the clerk of the Court, Lee County, Florida, 1700 Monroe Street, Fort Myers, FL 33901, before service on Petitioner's attorney or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE JOINT PETITION.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 01/30/2024
 Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: Jessica Collins
 Deputy Clerk
 Feb. 16, 23; Mar. 1, 8, 2024 24-00507L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SOUTHWEST GARAGE SERVICES, located at 1825 sw 49th ter, in the City of cape coral, County of Lee, State of FL, 33914, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 9 of February, 2024.
 G. L. C SERVICES 1 L.L.C.
 1825 sw 49th ter
 cape coral, FL 33914
 February 16, 2024 24-00517L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that Vincent Ricciardi will engage in business under the fictitious name E&V ENTERTAINMENT, with a physical address 3967 E Hampton Cir Alva, FL 33920, with a mailing address 3967 E Hampton Cir Alva, FL 33920, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
 February 16, 2024 24-00485L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001349
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 17-031884
 Year of Issuance 2017 Description of Property CAPE CORAL UNIT 31 BLK 2076 PB 14 PG 161 LOTS 63 + 64 Strap Number 06-44-24-C2-02076.0630
 Names in which assessed: ADG LEE LLC, ADG LEE, 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 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00487L

FIRST INSERTION

NOTICE OF PUBLICATION TO: DAVID S. HOGG
IN THE JUVENILE COURT OF HOUSTON COUNTY, STATE OF GEORGIA, in the matter of Z.E.H., born 9/15/2010. A child under 18 years of age and within the jurisdiction of this Court by virtue of the O.C.G.A. §15-11-10(a)(1)(C).
 TO: DAVID S. HOGG, whose last known address is 11512 Onyx Circle, Fort Myers, Lee County, FL 33913:
 TAKE NOTICE that a Petition filed by JESSICA L. KENDALL on September 12, 2023 alleges the above-named child to be dependent at the hands of the legal father and seeks termination of your parental rights. An Order for service by publication was issued on December 19, 2023. A copy of the Petition, which sets forth the specific allegations in detail, may be obtained from the Houston County Juvenile Court, 206 Carl Vinson Parkway, Warner Robins, GA 31088, (478)542-2060, during business hours. A free copy is available to you, upon request. This is a summons which requires you to appear in the Houston County Juvenile Court, 206 Carl Vinson Parkway, Warner Robins, Georgia 31088 on March 27, 2024 at 9:00 a.m., then and there to make defense to the allegations of the Petition, and to show cause why the prayers of the petitioner should not be granted. If you fail to appear, the court can terminate your rights in your absence. If the court at the trial finds that the facts set out in the petition to terminate parental rights are true and that termination of your rights will serve the best interest of your child,

the court can enter a judgment ending your rights to your child. If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. Your child will be legally freed to be adopted by someone else. Even if your parental rights are terminated: (1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted; and (2) Your child can still inherit from you unless and until your child is adopted. This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and have him/her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you. If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is (478)542-2060 to speak to someone in the clerk's office.
 WITNESS the Honorable Judges of said Court, this 10th day of January, 2024. Clerk, Juvenile Court of Houston County, Georgia.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00508L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 21-CA-4278 ARDITH SHIPLEY, Plaintiff, v. SHOBE C. JUMAN; NEZAMODEEN JUMAN AKA NEZAM JUMAN; UNITED STATES OF AMERICA; STATE OF FLORIDA; and UNKNOWN TENANT(S)/OCCUPANT(S) Defendants.
 Notice is hereby given that, pursuant to the In Rem Final Summary Judgment of Foreclosure entered on November 24, 2023 in this cause, in the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:
 The East 1/2 of Lot 7, Block 11, ALVA, according to the plat thereof recorded in Plat Book 1,

Page 10, of the Public Records of Lee County, Florida.
 Known as: 21291 Pearl Street, Alva, FL 33920 (the Property) at public sale on March 27, 2024, beginning at 9:00 a.m., to the highest bidder for cash, by electronic sale www.lee.realforeclose.com (website).
 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 at Fort Myers, Florida, this 8 day of February, 2024.
 KEVIN C. KARNES
 CLERK OF THE COUNTY COURT
 (SEAL) By: Theresa Cline
 Deputy Clerk
 Robert A. Cooper, Esq.
 HAHN LOESER & PARKS LLP
 2400 First Street, Suite 300
 Fort Myers, FL 33901
 Phone: (239) 337-6700
 15350026.1
 February 16, 23, 2024 24-00511L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001246
 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-002321
 Year of Issuance 2021 Description of Property RIVER MAN-OR BLK B PB 10 PG 75 LOT 5 Strap Number 15-44-24-02-0000B.0050
 Names in which assessed: WILLIAM KEITH CRUISE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00492L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001319
 NOTICE IS HEREBY GIVEN that XIAOJUN SUN AMAZON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-022776
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 39 BLK 2709A PB 16 PG 144 LOT 1 Strap Number 35-43-23-C3-02709.A010
 Names in which assessed: JANET BLAKE PHILLIPS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00503L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001346
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-015991
 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 6 BLK 37 PB 15 PG 195 LOT 11 Strap Number 02-45-27-06-00037.0110
 Names in which assessed: FAITH L FLYNN, FAITH L KJELLSON
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00488L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001240
 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-022600
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 42 BLK 2915 PB 17 PG 35 LOTS 9 + 10 Strap Number 34-43-23-C3-02915.0090
 Names in which assessed: JOSEPH H BLACK
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00502L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001294
 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-001815
 Year of Issuance 2021 Description of Property PARL LOC IN THE S 1/2 OF THE N 1/2 OF THE NE 1/4 LESS OR 4342/2524 Strap Number 16-44-22-00-00007.0000
 Names in which assessed: TRANQUILITY BAY PINE ISLAND LL, TRANQUILITY BAY PINE ISLAND, 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 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00490L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001279
 NOTICE IS HEREBY GIVEN that FLORIDA TAX LIEN LLC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-001840
 Year of Issuance 2021 Description of Property NE 1/4 OF SE 1/4 OF NE1/4 OF NW 1/4 Strap Number 16-44-22-10-00000.0090
 Names in which assessed: TRANQUILITY BAY PINE ISLAND LL, TRANQUILITY BAY PINE ISLAND, 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 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00491L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001317
 NOTICE IS HEREBY GIVEN that VINMAS HOLDINGS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-009664
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 2 B/LK 7 DB 254 PG 55 LOT 24 E 1/2 Strap Number 23-44-27-02-00007.024B
 Names in which assessed: MARIA LUISA CHIOK
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00493L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
 Tax Deed #:2023001263
 NOTICE IS HEREBY GIVEN that GSRAN-Z LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-020313
 Year of Issuance 2021 Description of Property CYPRESS ISLAND CONDO DESC OR 2480 PG 2472 PH III BLDG A UNIT 101 Strap Number 16-47-25-B4-0160A.1010
 Names in which assessed: GAYLE HOLMES
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 16, 23; Mar. 1, 8, 2024 24-00499L

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 22-CA-003309
MICHAEL R. GROW, JR.,
Plaintiff, vs.
MARGARET GONZALEZ, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on March 15, 2024 at 9:00 am EST at www.lee.realestate.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida:

LOT(S) 33 AND 34, BLOCK 2321, CAPE CORAL, UNIT 36, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 325 NE 29TH TERRACE, CAPE CORAL, FL 33909

pursuant to a Final Judgment of Foreclosure entered in Case No. 22-CA-003309 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.

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

WITNESS MY HAND and seal of this Court on 02/12/2024.

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

Law Offices of Damian G.
Waldman, Esq.
PO Box 5162
Largo, FL 33779
service@dwardmanlaw.com
February 16, 23, 2024 24-00528L

FIRST INSERTION

NOTICE TO CREDITORS
(Single Personal Representative)
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No.: 24-CP-000212
Probate Division: P5
IN RE: THE ESTATE OF
ARTHUR TODD COOK,
Deceased.

The administration of the Estate of ARTHUR TODD COOK, deceased, whose date of death was August 8, 2023, File Number: as referenced above, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is February 16, 2024.

Personal Representative:
/S SHANDI SUPP
2814 Hamstrom Road
Portage, IN 46368
Attorney for Personal Representative:
ADAM S. GUMSON
JUPITER LAW CENTER
RiverPlace Professional Center
1003 W. Indiantown Road - Suite 210
Jupiter, Florida 33458-6851
Telephone: (561) 744 - 4600
Florida Bar No.: 906948
E-mail: asg@jupiterlawcenter.com
February 16, 23, 2024 24-00530

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 State Aluminum South located at 13750 Treeline Ave. South, Suite 6 in the City of Fort Myers, Lee County, FL 33931 in-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-0355
Division Probate
IN RE: ESTATE OF
JAMES H. MONBECK
Deceased.

The administration of the estate of JAMES H. MONBECK, deceased, whose date of death was August 10, 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.

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 WITH-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-275
IN RE: ESTATE OF
RICHARD LANG,
Deceased.

The administration of the Estate of RICHARD LANG, deceased, whose date of death was November 19, 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 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

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 Swamp King Sweets located at 155 Alameda Ave in the City of FORT MYERS, Lee County, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of February, 2024.

Kendall Carson
February 16, 2024 24-00535L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Island Time Luxury, located at 4004 NE 8th Place, in the City of Cape Coral, County of Lee, State of FL, 33909, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 13 of February, 2024.
HIDDEN VALLEY NC LLC
4004 NE 8th Place
cape coral, FL 33909
February 16, 2024 24-00539L

FIRST INSERTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE Bonita Springs, FL 34135 March 7, 2024 at 12:30PM
Joanne Novelli
Household Goods

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

February 16, 23, 2024 24-00533L

IN 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 February 16, 2024.

Personal Representative:
/s/ Diane Fulbright
DIANE FULBRIGHT
4635 St. Croix Ln., #1237
Naples, Florida 34109

Attorney for Personal Representative:
/s/ Shaun M. Garry
SHAUN M. GARRY, Attorney
Florida Bar Number: 93412
GrayRobinson, P.A.
3838 Tamiami Trail N., Suite 410
Naples, Florida 34103
Telephone: (239) 598-3601
Fax: (239) 598-3164
E-Mail:
shaun.garry@gray-robinson.com
Secondary E-Mail:
lyndsey.black@gray-robinson.com
#52461105 v1
February 16, 23, 2024 24-00527L

FIRST INSERTION

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 February 16, 2024.

JANE LANG
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
February 16, 23, 2024 24-00524L

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 Mr. Waves Island Bar located at 1028 5th Street, Suite A in the City of Fort Myers Beach, Lee County, FL 33931 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of February, 2024.

Waves Island Bar, Limited Partnership
February 16, 2024 24-00537L

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 ShorePoint Health Emergency Department located at 2521 Del Prado Blvd. North in the City of Cape Coral, Lee County, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of February, 2024.

Port Charlotte HMA, LLC
February 16, 2024 24-00536L

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 or Florida Statutes 713.78. 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 with the clerk of the court for disposition upon court order.
March 11, 2024
Five Bar Motorsports, LLC,
16071 Pinto Dr., North Fort Myers, FL 2015 CHEV 1GCVKPECIFZ37809 \$4061.13
March 18, 2024
US41 Tires & Auto Repair,
3539 Cleveland Ave., Ft. Myers, FL 2005 NISS 5N1AN08U15C632570 \$2871.53
February 16, 2024 24-00540L

FIRST INSERTION

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

Tax Deed #:2023001277
NOTICE IS HEREBY GIVEN that FLORIDA TAX LIEN LLC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-021157
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 90 BLK.5424 PB 24 PG 15 LOTS 1 + 2 Strap Number 24-43-22-C3-05424.0010
Names in which assessed:
ALFRED MANSER, ALFRED MANSER TRUSTEE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00501L

FIRST INSERTION

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

Tax Deed #:2023001235
NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-023648
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 32 BLK 2111 PB 16 PG 3 LOTS 65 + 66 + VAC ROW 2010000120569 Strap Number 31-43-24-C4-02111.0650
Names in which assessed:
JACQUELINA KARPINSKI, JOPHINA MCGINN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00505L

FIRST INSERTION

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

Tax Deed #:2023001233
NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-010413
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 2 BLK 8 DB 254 PG 20 LOT 13 Strap Number 29-44-27-02-00008.0130
Names in which assessed:
SHEILA P KURBAN, TEJ P KURBAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00494L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09.

FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Brandon Anderson / SWFL CONTRACTING, LLC will engage in business under the fictitious name XPERT ALUMINUM, with a physical address 3801 DR. MARTIN LUTHER KING JR. BLVD. FORT MYERS, FL 33916, with a mailing address 3801 DR. MARTIN LUTHER KING JR. BLVD. FORT MYERS, FL 33916, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 16, 2024 24-00534L

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 3/1/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 SIST HS 1260202322 . Last Tenants: ANDERSON MAYKELL FUENTES AGUILAR AND LIZETTE ORTEGON and all unknown parties beneficiaries heirs . Sale to be at RIVERS MHC LLC, 16700 SLATER RD N, FORT MYERS, FL 33912. 813-241-8269.
February 16, 23, 2024 24-00544L

FIRST INSERTION

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

Tax Deed #:2023001316
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: 21-015364
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 11 BLK 50 PB 15 PG 233 LOT 8 Strap Number 12-45-27-11-00050.0080
Names in which assessed:
UV GROUP PROPERTIES, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00496L

FIRST INSERTION

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

Tax Deed #:2023001332
NOTICE IS HEREBY GIVEN that KEYS TAX FUNDING LLC - 2021 US BANK % KEYS TAX FUN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-010571
Year of Issuance 2021 Description of Property PARKWOOD UNIT 3 BLK 6 PB 28 PG 94 LOT 22 Strap Number 31-44-27-09-00006.0220
Names in which assessed:
TODAY NOT TOMORROW, 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 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00495L

FIRST INSERTION

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

Tax Deed #:2023001234
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-001883
Year of Issuance 2020 Description of Property IDALIA BLK J PB 3 PG 30 S 105 FT OF LOT 12 Strap Number 16-47-25-B2-00200.0570
Names in which assessed:
NATIVIDAD GARZA, OMAR M GARZA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00489L

FIRST INSERTION

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

Tax Deed #:2023001272
NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-023507
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 33 BLK.2255 PB 16 PG 57 LOTS 1 + 2 Strap Number 29-43-24-C4-02255.0010
Names in which assessed:
A LACHAPPELLE, ANDRE LACHAPPELLE, MICHELINE LACHAPPELLE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00504L

FIRST INSERTION

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

Tax Deed #:2023001315
NOTICE IS HEREBY GIVEN that EREBUS HOLDINGS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-017099
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 11 BLK 48 PB 20 PG 31 LOT 12 Strap Number 23-45-27-11-00048.0120
Names in which assessed:
BLANCA CECILIA CAMPOS DE CUBILLOS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00497L

FIRST INSERTION

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

Tax Deed #:2023001152
NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-023926
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 34 BLK 2099 PB 16 PG 83 LOTS 42 + 43 Strap Number 01-44-23-C2-02099.0420
Names in which assessed:
GREENDALE GROVE 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 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00506L

FIRST INSERTION

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

Tax Deed #:2023001291
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-020122
Year of Issuance 2021 Description of Property LEISURE TIME CAMPSITES + CLUB PB 35 PG 3 LOT 57 Strap Number 16-47-25-B2-00200.0570
Names in which assessed:
JACKIE DAVIS, JACKIE L DAVIS, RAY DAVIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/09/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 16, 23; Mar. 1, 8, 2024 24-00498L

FIRST INSERTION

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

Tax Deed #:2023001272
NOTICE IS HEREBY GIVEN that YSRLL LLC TES CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-020825
Year of Issuance 2021 Description of Property PARL IN N W 1/4 OF S E 1/4 OF S W 1/4 SEC 36 TWP 47 R25 DESC IN OR 1090 P 283 + 2018000069204 Strap Number 36-47-25-B4-01800.0060
Names in which assessed:
THOMAS

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-569

IN RE: FORFEITURE OF \$7,520.00
US CURRENCY
TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:

YOU ARE NOTIFIED that an action
pursuant to the Florida Contraband
Forfeiture Act has been filed by PE-
TITIONER, CARMINE MARCENO,
as Sheriff of Lee County in the Circuit
Court of the Twentieth Judicial Circuit
in and for Lee County, Florida request-
ing that the \$7,520.00 US CURRENCY
be forfeited to the Petitioner, SHERIFF
CARMINE MARCENO, for the use and
benefit of the LEE COUNTY SHER-
IFF'S DEPARTMENT.

You are further advised that the
LEE COUNTY SHERIFF'S DE-
PARTMENT is presently holding the
above described \$7,520.00 US CUR-
RENCY.

You are required to file a copy of

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

Dated this 31st day of January,
2024.

Dated: 2/9/2024
Kevin C. Karnes,
Clerk of the Circuit Court
(SEAL) Kennedy Harris
Deputy Clerk

Attorney Katherine H. Welch
LEE COUNTY SHERIFF'S OFFICE
LEGAL DIVISION
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1481
E-mail: KWelch@SheriffLeeFL.org
Secondary:
e.service@SheriffLeeFL.org
By: Katherine H. Welch
Florida Bar No.: 1026101
February 16, 23, 2024 23-00512L

OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

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

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

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

LV20906_V19

IV20890_V23

FIRST INSERTION

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

CASE NO.: 2024-CA-0283

JEAN-PIERRE RASALIAH,
Plaintiff, v.
PAOLA MARCELA ZUNIGA
CAMPOS; ESPERANZE MEJIA DE
GOMEZ and ROYAL SOUTHWEST
HOLDINGS, LLC,
Defendants.

To PAOLA MARCELA ZUNIGA
CAMPOS; ESPERANZE MEJIA DE
GOMEZ and ROYAL SOUTHWEST
HOLDINGS, LLC:

YOU ARE HEREBY NOTIFIED that
an action to Quiet Title to real property
described as:

CAPE CORAL UNIT 57 BLK 4077
PB 19 PG 125 LOTS 18 + 19 More
commonly known as: 2945 Diplo-
mat Parkway West, Cape Coral, FL
33993

has been filed by Plaintiff, JEAN-
PIERRE RASALIAH, and you are re-
quired to serve a copy of your written
defenses, if any, on Alisa Wilkes, Esq.,
13400 Sutton Park Dr. S., Suite 1204,
Jacksonville, FL 32224, (904)620-9545
on or before March 20, 2024 and file
the original with the Clerk of Court and
Plaintiff's attorney, otherwise a default
and judgment will be entered against
you for the relief demanded.

Witness my hand and the seal of this
court on this day of 02/09/2024

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: N. Watson

Deputy Clerk

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
Feb. 16, 23; Mar. 1, 8, 2024

24-00510L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585
F.S. United American Lien & Recovery
as agent w/ power of attorney
will sell the following vehicle(s) to the
highest bidder; net proceeds depos-
ited with the clerk of court; owner/
lienholder has right to hearing and post
bond; owner may redeem vehicle for
cash sum of lien; all auctions held in
reserve; Inspect 1 week prior @ lienor
facility; cash or cashier check; any
person interested ph (954) 563-1999
Sale date March 8th, 2024 @ 10:00
am 3411 NW 9th Ave Ft Lauderdale
FL 33309 39114 2019 Hyundai VIN#: 5NPE24AF2KH786285 Lienor: Au-
toNation Collision Center Ft Myers
4400 Evans Ave Fort Myers 239-938-
3170 Lien Amt \$8,635.51
February 16, 2024 24-00479L

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 BLONDIES PROPERTY WATCH :
Located at 2110 Oleander Street : Lee
County in the City of Saint James City
: Florida, 33956 intends to register the
said name with the Division of Corpora-
tions of the Florida Department of
State, Tallahassee, Florida.

Dated at Saint James City Florida,
this February day of 08, 2024
FARMER RACHEL LEE
February 16, 2024 24-00480L

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
A VERY LOVELY EVENT : Located at
4313 NW 34th Ln : Lee County in the
City of Cape Coral : Florida, 33993-
7927 intends to register the said name
with the Division of Corporations of the
Florida Department of State, Tallahas-
see, Florida.

Dated at Cape Coral Florida, this
February day of 08, 2024
DAUTRUCHE VIRTUAL
ASSISTANT, INC.
February 16, 2024 24-00481L

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
OTHER WORLD EXPLORER : Lo-
cated at 229 NE 9th Ct : Lee County in
the City of Cape Coral : Florida, 33909-
2673 intends to register the said name
with the Division of Corporations of the
Florida Department of State, Tallahas-
see, Florida.

Dated at Cape Coral Florida, this
February day of 08, 2024
ROWELL JAMES RANKIN
February 16, 2024 24-00482L

FIRST INSERTION

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

Case No.: 23-CA-012188

GREENSPRING CAPITAL
MANAGEMENT, LLC, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS ADMINISTRATOR OF
RMH 2023-1 TRUST,
Plaintiff, vs.

ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER, OR AGAINST MILDRED
N. SHERRARD, MYERLEE
SQUARE CONDOMINIUM
ASSOCIATION, INC.,
Defendants.

To: All Unknown Heirs, Creditors,
Devisees, Beneficiaries, Grantees, As-
signees, Lienors, Trustees, and all other
parties claiming an interest by, through,
under, or against Mildred N. Sherrard
Last Known Address: 7023 Cedarhurst
Dr. #1

Fort Myers, Florida 33919

Current Address: 7023 Cedarhurst Dr.
#1

Fort Myers, Florida 33919

YOU ARE HEREBY NOTIFIED
that an action has been instituted to
foreclose a Mortgage covering the fol-
lowing real and personal property de-
scribed as follows, to wit:

Apartment No. 10-A, of MYER-
LEE SQUARE CONDOMINI-
UM, according to the Declara-
tion of Condominium recorded in
O.R. Book 1320, Page 397 and
as amended in O.R. Book 1342,
Page 743; O.R. Book 1369, Page
1984; and O.R. Book 1411, Page
676, O.R. Book 2945, Page
3460, O.R. Book 4057, Page
746, and Instrument Number
2008000103130, Public Re-

ords of Lee County, Florida,
together with all appurtenances
there unto appertaining and
specified in said Condominium
Declaration and together with
an undivided interest in the com-
mon elements thereto.
Property Address: 7023 Cedar-
hurst Dr. #1, Fort Myers, Florida
33919.

Each Defendant is required to serve
written defenses to the Complaint
or Petition on Gary M. Singer, Esq.,
Law Firm of Gary M. Singer, P.A.,
Plaintiff's attorney, whose address
is 12 S.E. 7th Street, Ste. 820, Fort
Lauderdale, FL 33301, and to file
the original of the defenses with
the Clerk of this Court, on or be-
fore the 30th day following the first
publication of this notice otherwise
a Judgment may be entered against
you for the relief demanded in the
Complaint.

You may also e-mail the writ-
ten defenses to the Complaint to
the following e-mail addresses:
service@garysingerlaw.com and/or
singer@garysingerlaw.com.

This Notice should be published
once a week for two consecutive
weeks in the Business Observer.

WITNESS my hand and seal of said
Court at Lee County, Florida, this 7th
day of February, 2024.

Kevin C. Karnes

As Clerk of the Court

(SEAL) By: Kennedy Harris

Deputy Clerk

Respectfully Submitted,
LAW FIRM OF GARY M. SINGER,
P.A.

12 SE 7th Street, Suite 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
February 16, 23, 2024 23-00476L

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-013297
WILMINGTON SAVINGS
FUND SOCIETY, FSB, NOT
INDIVIDUALLY BUT SOLELY
AS TRUSTEE FOR FINANCE OF
AMERICA STRUCTURED
SECURITIES ACQUISITION
TRUST 2018-HB1,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF JAMES G.
BROWN, DECEASED, et al.
Defendant(s),

TO: KIMBERLY KEENAN,
whose last known residence is 3121
WOODSTOCK AVE, NAPLES, FL
34120, and all parties having or claim-
ing to have any right, title or interest
in the property described in the mortgage
being foreclosed herein.

TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRANT-
EES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN IN-
TEREST IN THE ESTATE OF JAMES
G. BROWN, DECEASED,

whose last known residence is 2219
CARNABY COURT, LEHIGH ACRES,
FL 33973, if he/she/they be living; and
if he/she/they be dead, the unknown
defendants who may be spouses, heirs,
devisees, grantees, assignees, lienors,
creditors, trustees, and all parties
claiming an interest by, through,
under or against the Defendants, who are
not known to be dead or alive, and all

parties having or claiming to have any
right, title or interest in the property
described in the mortgage being fore-
closed herein.

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

LOT 18A, WESTMINSTER
PHASE 2A AND A REPLAT
OF TRACT D, WESTMIN-
STER PHASES 1B AND 1C, AS
RECORDED IN PLAT BOOK
57, PAGES 82 THROUGH 85,
INCLUSIVE, A SUBDIVI-
SION ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 60, PAGES 1
THROUGH 3, INCLUSIVE, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA

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

THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS.

WITNESS my hand and seal of this-
Court at County, Florida, this 7th day of
February, 2024.

Kevin C. Karnes

CLERK OF THE CIRCUIT COURT

(SEAL) BY: Kennedy Harris

DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-159020

February 16, 23, 2024 23-00477L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Da-
vid Foetisch/PARADISE CREATIVE
GROUP LLC will engage in business
under the fictitious name BUILD-
ING INDUSTRY ALLIANCE, with a

physical address 12801 COMMERCE
LAKES DRIVE SUITE 26 FORT MY-
ERS, FL 33913, with a mailing address
12801 COMMERCE LAKES DRIVE
SUITE 26 FORT MYERS, FL 33913,
and already registered the name men-
tioned above with the Florida Depart-
ment of State, Division of Corporations.
February 16, 2024 24-00484L

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO F.S. §865.09
NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage
in business under the fictitious name of
Homeowners Association Advisors, lo-
cated at 4037 Villa Doria Court, in the
City of N Fort Myers, County of Lee,
State of FL, 33917, intends to register

the said name with the Division of Cor-
porations of the Florida Department of
State, Tallahassee, Florida.

Dated this 8 of February, 2024.

SAMIE L. MANNINA LLC

4037 Villa Doria Court

N Fort Myers, FL 33917

February 16, 2024 24-00483L

FIRST INSERTION

Notice Is Hereby Given that Southwest
Florida Affordable Housing Choice
Foundation, Inc., 4224 Renaissance
Preserve Way, Ft Myers, FL 33916,
desiring to engage in business under
the fictitious name of Southwest Florida
Housing Foundation, Inc., with its

principal place of business in the State
of Florida in the County of Lee, intends
to file an Application for Registration of
Fictitious Name with the Florida De-
partment of State.
February 16, 2024 24-00518L

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on
2/23/2024 at 10:30 am, the following
mobile home will be sold at public
auction pursuant to F.S. 715.109. 1980
IMPE HS 315805A & 315805B. Last
Tenants: CARL L WALKINSHAW
AND DEBRA K JOHNSTON and
all unknown parties beneficiaries
heirs . Sale to be at SUN INDIAN
CREEK LLC, 17820 SAN CARLOS
BOULEVARD, FORT MYERS, FL
33931. 813-241-8269.
February 9, 16, 2024 24-00466L

SECOND INSERTION

Life Storage will hold a public auction
to sell personal property described
below belonging to those individuals
listed below at the location indicated:
28239 S. Tamiami Trl Bonita
Springs, FL 34134 February 29th,
2024 at 9:45am

Terry Tobias

Household Goods/Furniture

Fine Art Photography

Art materials/personal supplies

Kyle Lester

Household Goods Furniture

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

February 9, 16, 2024 24-00433L

SECOND INSERTION

Notice of Public Auction for money due
on storage units. Auction will be held on
February 19, 2024 at or after 8:00AM
and will continue until finished. Units
are said to contain household items.
Property sold under Florida Statute
83.806. The names of whose unit will
be sold as follows.

16901 N Cleveland Ave North

Fort Myers, FL. 33903

Amber Walters 3023 \$442.30

Erin Mcneal 1206 \$1,208.10

Edgar Barquero 1132 \$593.50

Samina Truzeris 1288 \$380.05

Natasha Morgan 1041 \$893.70

11401 South Cleveland Ave

Fort Myers, FL 33907

Michael Durdin 1031 \$379.30

Keshadra A09 \$660.55

Broomfield \$403.90

Christopher Chong 1029 \$1,037.80

Emmett Caldwell B37 \$301.30

Jake Kahlau

4457 Kernel Circle

Fort Myers, FL 33916

Tamala Hunter 2194 \$263.80

Joyce Mcgriff 1035 \$798.90

Nancy Smith 5102 \$853.50

4340 Kernel Circle

Fort Myers, FL 33916

Latora Brown 9001 \$453.50

Cherell Tarver 7068 \$453.50

Alaura Lavoile 9143 \$453.50

February 9, 16, 2024 24-00436L

FOURTH INSERTION

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

CASE NO.: 23-CC-006339

ALLY BANK,
Plaintiff, VS.
MARK V. FIELDS II; et al.,
Defendant(s).

TO: Mark V. Fields II
Last Known Residence: 15008 Clover-
dale Drive Fort Myers, FL 33919

YOU ARE NOTIFIED that an action
for Replevin of personal property and
breach of contract damages on the fol-
lowing personal property in Lee County,
Florida:

2017 Dodge Charger,
VIN 2C3CDXCT4HH528913

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on AL-
DRIDGE PITE, LLP, Plaintiff's at-
torney, at 5300 West Atlantic Avenue
Suite 303 Delray Beach, FL 33484,
on or before February 26, 2024 and
file the original with the clerk of this
court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint or petition.

Dated on 01/17/2024.

Kevin C. Karnes

As Clerk of the Court

(SEAL) By: N Watson

As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1693-097B
Ref# 6504
Jan. 26; Feb. 2, 9, 16, 2024

24-00253L

SUBSEQUENT INSERTIONS

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami
Trail, North Fort Myers, FL 33903 intends to hold a sale to sell the property stored
at the Facility by the below list of Occupants whom are in default at a Auction. The
sale will occur as an Online Auction via www.storage-treasures.com on 2/26/2024
at 12:00 PM. Unless stated otherwise the description of the contents are household
goods and furnishings. Samantha Weaver unit #1013; Thomas Griffiths unit #906;
Vita Ann Ferrante unit #910. This sale may be withdrawn at any time without
notice. Certain terms and conditions apply. See manager for details.
February 9, 16, 2024 24-00434L

FOURTH INSERTION

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

Case No.: 16-DR-1571

Division: Adams, Elisabeth

IN THE FORMER MARRIAGE OF:

COLLEEN MARIE RICKER,

Petitioner/Former Wife, and

MICHAEL RICKER,

Respondent/Former Husband.

TO: Colleen Ricker

Colleensellsparadise@gmail.com

1100 Pondella Road, #303

Cape Coral, Florida 33909.

YOU ARE NOTIFIED that an action
for Supplemental Petition for Modifi-
cation, including claims for payments
of support, has been filed against you.
You are required to serve a copy of your
written defenses, if any, to this action
on Michele Belmont, of Law Offices of
Michele S. Belmont, PA, Former Hus-
band's attorney, whose address is 8660
College Parkway, #180, Fort Myers, FL

33919, on or before February 26, 2024,
and file the original with the clerk of
this court at Lee County Courthouse,
1700 Monroe Street, Fort Myers, Flor-
ida, 33919 either before service on For-
mer Husband's attorney or immedi-
ately thereafter; otherwise a default will
be entered against you for the relief de-
manded in the petition.

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

DATED this 17th day of January,
2024.

Kevin C. Karnes

CLERK

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
 COUNTY CIVIL COURT
CASE NO.: 23-CA-011784
MARIARUBEN LAMADRID VILLA,
Plaintiff, vs.
ATHENA FUNDING GROUP ASSESTS, LLC
Defendant.

TO: DEFENDANT, ATHENA FUNDING GROUP ASSETS, LLC.
 YOU ARE NOTIFIED that an action for QUIET TITLE for the following property in Lee County, Florida:

LOT 5 IN BLOCK 19, UNIT 5, SECTION 15, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DEED BOOK 254, PAGE 75 AND PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.; 1314 DAYTON AVE., LEHIGH ACRES, FL 33971,

has been filed against you. You are required to serve a copy of your written defenses, if any, to the action of MARIARUBEN LAMADRID VILLA, Plaintiff's attorney, whose address is 7821 N. DALE MABRY HWY., STE. 110, TAMPA, FL 33614, on or before March 1, 2024, and file the original with the clerk of this court either before service on plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Signed on the 24th day of January, 2024

By: Charles R. Pinson, Esq.
 For The Court
 Pinson Law, P.A.
 7821 N. Dale Mabry Hwy.
 Suite 110
 Tampa, FL 33614
 T: 813-574-7736
 F: 813-200-1057
 Feb. 2, 9, 16, 23, 2024 24-00329L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 20-CA-000737
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
INDENTURE TRUSTEE,
FOR THE IMPAC CMB TRUST SERIES 2004-4,
Plaintiff, vs.
DEAN SMORONK; UNKNOWN SPOUSE OF DEAN SMORONK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed January 30, 2024 and entered in Case No. 20-CA-000737, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR THE IMPAC CMB TRUST SERIES 2004-4 is Plaintiff and DEAN SMORONK; UNKNOWN SPOUSE OF DEAN SMORONK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on March 6, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 12 AND 13, BLOCK 1690, UNIT 64, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 82 THROUGH 95, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this day of 02/06/2024.

KEVIN C. KARNES
 As Clerk of said Court
 (SEAL) By C. Strufe
 As Deputy Clerk

Submitted by:
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 18-01851 SPS
 February 9, 16, 2024 24-00446L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-0195
Division Probate
IN RE: ESTATE OF GREGORY M. BIERMAN
Deceased.

The administration of the estate of GREGORY M. BIERMAN, deceased, whose date of death was August 12, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2115 Second Street, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 9, 2024.

Personal Representative:
CYNTHIA R. BIERMAN
 22269 Barnett Road
 Raymond, Illinois 62560

Attorney for Personal Representative:
 DAVID A. RUBEN, Attorney
 Florida Bar Number: 115165
 GrayRobinson, P.A.

999 Vanderbilt Beach Road, Suite 612
 Naples, Florida 34108
 Telephone: (239) 598-3601
 Fax: (239) 598-3164

E-Mail:
 david.ruben@gray-robinson.com
 Secondary E-Mail:
 naples.probate@gray-robinson.com
 #52542761 v2

February 9, 16, 2024 23-00453L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-000399
Division Probate
IN RE: ESTATE OF JARED REID WEBB
Deceased.

The administration of the estate of Jared Reid Webb, deceased, whose date of death was January 6, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 February 9, 2024.

Personal Representative:
Mark B. Webb
 1728 Whitting Court
 Fort Myers, Florida 33901

Attorney for Personal Representative:
 Jennifer J. Hammond, Attorney
 Florida Bar Number: 121531
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square
 Fort Myers, FL 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997

E-Mail:
 jenniferhammond@gskattorneys.com
 Secondary E-Mail:
 carolgan@gskattorneys.com
 00946072.DOCX/1

February 9, 16, 2024 24-00463L

THIRD INSERTION

AMENDED NOTICE OF ACTION – with mailing (Amended to correct Case Number) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION

CASE NUMBER: 2023-CA-011227
PROVIDENT TRUST GROUP, LLC,
For Benefit Of SCOTT HUSKE IRA
Plaintiffs Vs.

UNKNOWN SUCCESSOR(S) IN INTEREST OF FLORIDA LEHIGH INVESTMENTS, LLC, a Michigan perpetual limited liability company, not in good standing

TO: UNKNOWN SUCCESSOR(S) IN INTEREST OF FLORIDA LEHIGH INVESTMENTS, LLC, a Michigan perpetual limited liability company, not in good standing, with a last known address of 2133 Yorktown Drive Ann Arbor, Michigan 48105

YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a mortgage on the following real property in LEE County, Florida:

Lot(s) 9, Block 117, Unit 12, Section 12, Township 44 South, Range 26 East, LEHIGH ACRES, according to the plat thereof, recorded in Plat Book 15, Page(s) 61 of the Public Records of Lee County, Florida.

Parcel Identification: 12-44-26-12-00117.0090
 Commonly Known As: 4629 Dora Avenue North, Lehigh Acres, FL 33971

and you are required to serve a copy of your written defenses if any, to Chad T. Orsatti, Esq., Orsatti & Associates, P.A., Plaintiff's attorney, whose address is 2925 Alternate 19 North, Suite B, Palm Harbor, Florida 34683, on or before March 5, 2024 of publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated this day of 01/25/2024
 KEVIN C. KARNES
 CLERK OF THE CIRCUIT COURT (SEAL) N Watson
 Deputy Clerk of Court

Chad T. Orsatti, Esq.,
 Orsatti & Associates, P.A.,
 Plaintiff's attorney,
 2925 Alternate 19 North, Suite B,
 Palm Harbor, Florida 34683
 Feb. 2, 9, 16, 23, 2024 24-00330L

SECOND INSERTION

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
 3705.026
CASE NO: 23-CP-1334
IN RE: ESTATE OF GEORGE WILLIAM EDWARDS, JR.,
Deceased,

Administration of the Estate of George William Edwards, Jr., Deceased, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is the Clerk of the Circuit Court, 1700 Monroe Street, Fort Myers, Florida, 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections which challenge the validity of the will, the qualifications of the Personal Representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is February 9, 2024.

JAMES EDWARDS
PERSONAL REPRESENTATIVE
 9650 Victoria Lane #108
 Naples, Florida 34109

LAW OFFICES OF
 JACOB E. COLGROVE, P.A.
 FLORIDA BAR NO: 306983
 Attorney for Personal Representative
 Email: Jacob@jocolgrove.com
 700 Eleventh Street South, Suite 101
 Naples, Florida 34102
 239/775-4200
 JACOB E. COLGROVE
 February 9, 16, 2024 24-00430L

FOURTH INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PERSONAL PROPERTY IN THE COUNTY COURT OF LEE COUNTY, FLORIDA
Case No: 23-CC-006153

Ally Bank
 v.
Josue Omar Iraola Santiago
Defendant(s).

TO: Josue Omar Iraola Santiago: 3008 Ne 2nd Ave, Cape Coral, FL 33909
 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Lee County, Florida, more particularly described as follows:

2015 GMC Sierra (VIN No: 3GTU2VEC3FG467431)

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before Feb 27, 2024 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 this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the day of 01/18/2024,

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

LOGS LEGAL GROUP LLP,
 Attorneys for Plaintiff,
 750 Park of Commerce Blvd.,
 Suite 130,
 Boca Raton, FL 33487
 323-329337 RPO1 AYL
 Jan. 26; Feb. 2, 9, 16, 2024 24-00258L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-344
IN RE: ESTATE OF PAUL SHAW,
Deceased.

The administration of the estate of Paul Shaw, deceased, whose date of death was December 25, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe 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 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 February 9, 2024.

Personal Representative:
Jane E. Shaw
 28280 L Burton Fletcher Court
 Bonita Springs, FL 34135
 Attorney for Personal Representative:
 Marve Ann M. Alaimo
 malaimo@porterwright.com
 flprobate@porterwright.com
 Florida Bar No. 117749
 Porter Wright Morris & Arthur LLP
 9132 Strada Place, Suite 301
 Naples, FL 34108
 Telephone: 239-593-2900
 February 9, 16, 2024 24-00473L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-307
IN RE: ESTATE OF PARKE R. LEWIS, JR.
Deceased.

The administration of the estate of PARKE R. LEWIS, JR., deceased, whose date of death was November 18, 2023, 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 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 February 9, 2024.

Personal Representative:
Paul M. Lewis
 5812 Heronview Crescent Drive
 Lithia, Florida 33547
 Attorney for Personal Representative:
 D. Hugh Kinsey, Jr.
 Florida Bar Number: 961213
 Sheppard Law Firm, P.A.
 9100 College Pointe Court
 Fort Myers, FL 33919
 Telephone: (239) 334-1141
 Fax: (239) 334-3965
 E-Mail: kinsey@sbslaw.com
 Secondary E-Mail:
 hking@sbslaw.com
 February 9, 16, 2024 23-00460L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
FILE NO.: 24-CP-176
IN RE: ESTATE OF ELAINE CAROL ZIANKOSKI,
Deceased.

The administration of the estate of ELAINE CAROL ZIANKOSKI, deceased, whose date of death was July 16, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 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 February 9, 2024.

DocuSigned by:
Linnea Hanno-Provencher
 2012 NW 36th Avenue
 Cape Coral, FL 33993
 /s/ Alvaro Sanchez
 Alvaro C. Sanchez
 Attorney for the Petitioner
 1714 Cape Coral Parkway East
 Cape Coral, FL 33904
 Tel: (239) 542-4733
 Fax: (239) 542-9203
 FLA BAR NO 105539
 Email: alvaro@capecoralattorney.com
 Email:
 courtfilings@capecoralattorney.com
 February 9, 16, 2024 23-00458L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 23-CP-3655
Division Probate
IN RE: ESTATE OF CONNIE JO SNIVELY
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 Connie Jo Snively, deceased, File Number 23-CP-3655 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 November 1, 2022; that the total value of the estate is approximately \$12,647.33 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
 Kimberly Stryker
 4560 Vinsetta Avenue
 N. Fort Myers, FL 33903

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 February 9, 2024.

Person Giving Notice:
Kimberly Stryker
 4560 Vinsetta Avenue
 N. Fort Myers, Florida 33903
 Attorney for Person Giving Notice
 /s/ Lance M. McKinney
 Lance M. McKinney, Attorney
 Florida Bar Number: 882992
 Osterhout & McKinney, P.A.
 3783 Seago Lane
 Fort Myers, FL 33901
 Telephone: (239) 939-4888
 Fax: (239) 277-0601
 E-Mail: lancem@omplaw.com
 Secondary E-Mail:
 elizabethw@omplaw.com
 February 9, 16, 2024 23-00457L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-000384
IN RE: ESTATE OF SARAH A. REEVES,
Deceased.

The administration of the estate of SARAH A. REEVES, deceased, whose date of death was November 29, 2019, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: February 9, 2024

Signed on this 7th day of February, 2024.

FIFTH THIRD BANK
Personal Representative
Simone Keaton-Harshaw,
Assistant Vice President
 300 Park Street, Suite 300
 Birmingham, Michigan 48009
 BRIAN V. MCAVOY
 Attorney for Personal Representative
 Florida Bar No. 0047473
 Roetzel & Andress, LLP
 999 Vanderbilt Beach Road, Suite 401
 Naples, Florida 34108
 Telephone: (239) 649-6200
 Email: bmcavoy@ralaw.com
 Secondary Email:
 serve.bmcavoy@ralaw.com
 February 9, 16, 2024 24-00471L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
PROBATE DIVISION
LEE COUNTY, FLORIDA
File No.: 24-CP-318
Division: Probate
IN RE: THE ESTATE OF
JEFFREY JON PETERSON a/k/a
JEFFERY, JON PETERSON,
Deceased.

The Estate of JEFFREY JON PETERSON a/k/a JEFFERY JON PETERSON, deceased, whose date of death was November 12, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 24-CP-318, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is February 9, 2024.

All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:

Amanda R. Peterson
628 SW 11th Street
Cape Coral, FL 33991
Attorney for Personal Representative:
Jennifer M. Neilson
Florida Bar No. 54986
NEILSON LAW, P.A.
829 SE 47th Terrace
Cape Coral, Florida 33904
Office: (239) 443-3866
Email: jn@nlaw.us
February 9, 16, 2024 23-00462L

SECOND INSERTION

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

CASE NO.: 2023-CA-011351
TOP REALTY GROUP OF
FLORIDA LLC, TRUSTEE FOR
THE LEE 2015 LAND TRUST
DATED 08.1.2015,
Plaintiff, v.

EDWARD A. MOORE AND
PATRICIA A. MOORE, AS
TRUSTEES OF THE E.A. AND P.A.
MOORE TRUST DATED JANUARY
22, 2002, AND INDIVIDUALLY,
Defendants.

TO: PATRICIA A. MOORE
216 OAK AVENUE
REDWOOD CITY, CA 94601
EDWARD A. MOORE
216 OAK AVENUE
REDWOOD CITY, CA 94601
EDWARD A. MOORE AND
PATRICIA A. MOORE
AS TRUSTEES OF THE E.A. AND P.A.
MOORE TRUST DATED JANUARY
22, 2002
216 OAK AVENUE
REDWOOD CITY, CA 94601

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT:

LOT 3, BLOCK 44, UNIT 11, TWIN LAKE ESTATES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 217, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before March 18, 2024, and file the original with the Clerk of this Court, at PO Box 310 Fort Myers, Florida 33902 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 5th day of February, 2024.

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

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street,
Suite 205,
Jacksonville, Florida, 32205
(904) 389-6202
Feb. 9, 16, 23; Mar. 1, 2024

24-00415L

SECOND INSERTION

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

Case No.: 23-DR-7662
Division: Family
IN THE MATTER OF
THE ADOPTION OF:

KOLTON C. MONTGOMERY
KAMRYN J. MONTGOMERY
TO: CALVIN KIRCHNER at his last
known addresses:
1. 2613 Van Buren Parkway,
Cape Coral, FL 33993.

YOU ARE HEREBY NOTIFIED that a Petition to Adopt or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Fort Myers, Florida 33901 on or before March 18, 2024, and file the original with the clerk of this Court at Lee County Clerk of Court, 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner's Counsel or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor children are identified as follows:

Date of Birth	Place of Birth	Childs Name
12/17/2012	Florida	K.C.M.
12/17/2012	Florida	K.J.M.

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.

Dated: 02/07/2024

KEVIN C. KARNES
Clerk of the Court
(SEAL) By: Jessica Collins
Deputy Clerk

/s/ Timothy P. Culhane
Timothy P. Culhane
3949 Evans Avenue, Suite 300B
Fort Myers, Florida 33901
Fla. Bar No. 124657
Feb. 9, 16, 23; Mar. 1, 2024

24-00449L

SECOND INSERTION

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

CASE NO.: 23-CC-006960
BRIDGECREST CREDIT
COMPANY, AS AGENT AND
SERVICER FOR CARVANA, LLC,
Plaintiff, v.
MAJA HADZISTEVIC,
Defendants.

To the following Defendant(s):
MAJA HADZISTEVIC
(Last Known Address: 9920 Adriatic Loop, Unit 303, Fort Myers, FL 33967)

YOU ARE NOTIFIED that an action for breach of contract and to recover personal property, the:

2020 JEEP WRANGLER
UNLIMITED SPORT UTIL-
ITY WITH VIN 1C4HJXDN-
3LW150068

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before March 11, 2024, a date which is within thirty to sixty days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08.

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.

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 31 day of January, 2024.

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

Ghidotti| Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
Feb. 9, 16, 23; Mar. 1 2024

24-00409L

SECOND INSERTION

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

File No. 24-CP-000290
PROBATE DIVISION
IN RE: ESTATE OF
ANDREW T. CAVACIUTI, JR.,
Deceased.

The administration of the estate of ANDREW T. CAVACIUTI, JR., deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 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 February 9, 2024.

Personal Representative:

Rosemary Cavaciuti
12964 Broomfield Lane,
Fort Myers, FL 33913

Attorney for Personal Representative:
Katherine L. Baggett, Esq.
Florida Bar No. 1033237
MANICE BUDD & BAGGETT LLP
515 N. Flagler Drive, Suite P-300,
West Palm Beach, FL 33401
February 9, 16, 2024 24-00472L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA

CIVIL DIVISION:
CASE NO.: 23-CA-007975

LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.

JANE A. WAGNER A/K/A JANE
WAGNER; UNITED STATES OF
AMERICA DEPARTMENT OF
THE TREASURY - INTERNAL
REVENUE SERVICE;
GEORGE F. JOSEPH;
STEPHEN M. JOSEPH;
UNKNOWN TENANT IN
POSSESSION OF
THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 11 day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 31 AND 32, BLOCK 2938, UNIT 42, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 32 THROUGH 44, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS:
1708 NW 15TH AVE,
CAPE CORAL, FL 33993

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

Dated this day of 02/07/2024.

KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: Theresa Cline
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY EMAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-01741
February 9, 16, 2024 24-00469L

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 2/23/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1977 SOUTH HS 3386A & 3386B. Last Tenants: JEFFREY S LICCION, PATRICIA M MATTHEWS, CINDY REYNOLDS, AND EDWIN RANDY NORD and all unknown parties beneficiaries heirs . Sale to be at MHC BUCCANEER ESTATES LLC, 2210 N TAMIAMI TR NE, NORTH FORT MYERS, FL 33903. 813-282-5925. February 9, 16, 2024 24-00465L

SECOND INSERTION

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

CIVIL ACTION
CASE NO. 2023-CA-13502
RICHARD B. WEILAND,
Plaintiff, v.
LENA CIOTTI MERLETTI, et al.,
Defendants.

TO: Lena Ciotti Merletti
Unknown Heirs, Devises, Grantees,
Creditors, and Other Unknown Persons
or Unknown Spouses
Address Unknown

YOU ARE NOTIFIED that an action has been filed against you for quiet title under Chapter 65, Fla. Stat. for the following premises located in Lee County, Florida:

LOTS 9 & 10, BLOCK 5093,
CAPE CORAL UNIT 80, as per
plat thereof recorded in Plat
Book 22, Page 154, of the Public
Records of Lee County, Florida.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kelsey Hazzard, Esq., Lindsay & Allen, PLLC, 5692 Strand Court, Suite 1, Naples, FL 34110, on or before March 12, 2024 of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this day of 02/01/2024

KEVIN C. KARNES,
Clerk of the Court
(SEAL) By N Watson
As Deputy Clerk

Plaintiff's attorney,
Kelsey Hazzard, Esq.,
Lindsay & Allen, PLLC,
5692 Strand Court, Suite 1,
Naples, FL 34110
Feb. 9, 16, 23; Mar. 1, 2024

24-00411L

SECOND INSERTION

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

File Number 24-CP-000271
IN RE: ESTATE OF
RALPH M. ROBINSON,
Deceased.

The administration of the ESTATE OF RALPH M. ROBINSON, deceased, whose date of death was January 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is February 9, 2024.

Personal Representatives:

ARON ROBINSON
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
STEPHEN ROBINSON
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

Attorney for Personal Representatives:
RICHARD R. GANS
Florida Bar No. 0040878
FERGSON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergsonskipper.com
services@fergsonskipper.com
4878-7463-1071, v 1
February 9, 16, 2024 23-00456L

SECOND INSERTION

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

CIVIL ACTION
Case No. 24-CA-000877
ELEADES ZUVIETA, an individual,
Plaintiff, v.

THE UNKNOWN HEIRS OF
MARION Z. GRZESZCZAK;
THE UNKNOWN HEIRS OF
KAZIMIERA GRZESZCZAK aka
CASMIRA GRZESZCZAK aka
KATHERINE GRZESZCZAK; THE
UNKNOWN HEIRS OF RAYMOND
J. GRZESZCZAK; VALERIE
MCNELLEY, and all others
claiming by, through or under these
Defendants,
Defendants.

TO: THE UNKNOWN HEIRS OF KAZIMIERA GRZESZCZAK aka CASMIRA GRZESZCZAK aka KATHERINE GRZESZCZAK

Last Known Addresses: 4040 N. 156th Drive, Goodyear, AZ 85395

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

LOT 26, BLOCK 110, UNIT 2, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, AT PAGE 127, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Commonly known as: 2604 Karen Circle, Leigh Acres, FL 33971
Parcel ID: 24-44-26-02-24-00414L

SECOND INSERTION

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

CIVIL ACTION
Case No. 24-CA-000877
ELEADES ZUVIETA, an individual,
Plaintiff, v.

THE UNKNOWN HEIRS OF
MARION Z. GRZESZCZAK;
THE UNKNOWN HEIRS OF
KAZIMIERA GRZESZCZAK aka
CASMIRA GRZESZCZAK aka
KATHERINE GRZESZCZAK; THE
UNKNOWN HEIRS OF RAYMOND
J. GRZESZCZAK; VALERIE
MCNELLEY, and all others
claiming by, through or under these
Defendants,
Defendants.

TO: THE UNKNOWN HEIRS OF RAYMOND J. GRZESZCZAK
Last Known Addresses: 230 County Farm Road, Winfield, IL 60190

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

LOT 26, BLOCK 110, UNIT 2, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, AT PAGE 127, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Commonly known as: 2604 Karen Circle, Leigh Acres, FL 33971
Parcel ID: 24-44-26-02-00110.0260

SECOND INSERTION

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

CIVIL ACTION
Case No. 24-CA-000877
ELEADES ZUVIETA, an individual,
Plaintiff, v.

THE UNKNOWN HEIRS OF
MARION Z. GRZESZCZAK;
THE UNKNOWN HEIRS OF
KAZIMIERA GRZESZCZAK aka
CASMIRA GRZESZCZAK aka
KATHERINE GRZESZCZAK; THE
UNKNOWN HEIRS OF RAYMOND
J. GRZESZCZAK; VALERIE
MCNELLEY, and all others
claiming by, through or under these
Defendants,
Defendants.

TO: THE UNKNOWN HEIRS OF MARION Z. GRZESZCZAK;
Last Known Addresses: 4040 N. 156th Drive, Goodyear, AZ 85395

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

LOT 26, BLOCK 110, UNIT 2, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, AT PAGE 127, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Commonly known as: 2604 Karen Circle, Leigh Acres, FL 33971
Parcel ID: 24-44-26-02-00110.0260

00110.0260

(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 scheduled default date of March 18, 2024 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.

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

This notice shall be published once a week for four (4) consecutive weeks in the Business Observer.

Dated this 5th day of February, 2024.

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

Butcher & Associates, P.L.
6830 Porto Fino Circle, Ste. 2
Fort Myers, Florida 33912
Feb. 9, 16, 23; Mar. 1, 2024

24-00414L

(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 scheduled default date of March 18, 2024 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.

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

This notice shall be published once a week for four (4) consecutive weeks in the Business Observer.

Dated this 5th day of February, 2024.

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

Butcher & Associates, P.L.
6830 Porto Fino Circle, Ste. 2
Fort Myers, Florida 33912
Feb. 9, 16, 23; Mar. 1, 2024

24-00413L

(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 scheduled default date of March 18, 2024 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 DIVISION: CIVIL
CASE NO. 23-CC-005993
THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. RICHARD G. KRAMME; MICHAEL KRAMME; KARL KRAMME; JEFFREY KRAMME; SCOTT KRAMME; KAY KRAMME; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RICHARD G. KRAMME, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on MARCH 8, 2024, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit/Week(s) No.(s) 34 in Condominium Parcel No.(s) 122, of THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 02/06/2024.

KEVIN C. KARNES,
 CLERK OF COURT
 (SEAL) By: Theresa Cline
 Deputy Clerk

Michael J. Belle, Esquire
 Attorney for Plaintiff
 2364 Fruitville Road
 Sarasota, FL 34237
 service@michaebelle.com
 46637 / 12-53963
 February 9, 16, 2024 24-00447L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-0357
Division Probate
IN RE: ESTATE OF DONNA L. WOLF Deceased.

The administration of the estate of Donna L. Wolf, deceased, whose date of death was July 25, 2023, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF 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 02/09/2024.

Personal Representative:
Melanie M. Stewart
 HC 66 Box 57

Steamboat Springs, Colorado 80487
 Attorney for Personal Representative:
 Jeffrey R. Grant, Attorney
 Florida Bar Number: 63918
 Grant Cottrell, PLLC
 5147 Castello Drive
 Naples, FL 34103
 Telephone: (239) 649-4848
 Fax: (239) 643-9810
 E-Mail: jeff@grantcottrell.com
 Secondary E-Mail:
jennifer@grantcottrell.com
 February 9, 16, 2024 23-00454L

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 24-DR-000662
Division: Judge: Carlin, John S
OSCAR R. ZUNIGA, Petitioner and SONIA N. TORRES Respondent.

TO: SONIA N. TORRES
 5231 27TH ST SW, LEHIGH ACRES FL 33973 (04/30/2021)
 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OSCAR R. ZUNIGA, whose address is 620 TARAPIN AVE, LEHIGH ACRES, FL 33974 on or before March 12, 2024, and file the original with the clerk of this Court at 1700 MONROE ST, FORT MYERS, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
 WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 02/01/24
 CLERK OF THE CIRCUIT COURT (SEAL) BY: JG
 Deputy Clerk

OLGA PENA
 OLGA PENA FALCON CORP
 1305 HOMESTEAD RD N
 LEHIGH ACRES, FL 33936
 239-810-8967
 Feb. 9, 16, 23; Mar. 1, 2024

23-00450L

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION:
CASE NO.: 2022-CA-03520
NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOHN G. PURCE; MAUREEN ROHRBERG; CATHERINE PURCE; EDWARD PURCE; DANIEL PURCE; KEITH PURCE; KENNETH JOHNSON; DOMINIQUE JOHNSON; MICHAEL TOBIN; EDWARD TOBIN, III; SANDRA BASTONE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 30th day of January 2024, and entered in Case No. 2022-CA-03520, of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOHN G. PURCE; MAUREEN ROHRBERG; CATHERINE PURCE; EDWARD PURCE; DANIEL PURCE; KEITH PURCE; KENNETH JOHNSON; DOMINIQUE JOHNSON; MICHAEL TOBIN; EDWARD TOBIN, III; SANDRA BASTONE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at 9:00 AM on the 6th day of MARCH 2024 the following described property as set forth in said Final Judgment, to wit:

LOT 9, RIVERDALE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 85 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY,

SECOND 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-007843
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2021-NQM6 TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, vs. MOIN INVESTMENT LLC, ET AL Defendant(s)

To the following Defendant(s):
 TOBIAS OBERG
 (CURRENT ADDRESS UNKNOWN)
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

SEE EXHIBIT A
 a/k/a 3940 BENNETT LANE,
 BONITA SPRINGS, FLORIDA
 34134

EXHIBIT "A"
 DESCRIPTION OF THE LAND THE LAND REFERRED TO HEREIN IS SITUATED IN LEE COUNTY, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS;
 A lot or parcel of land lying in Lot 15, unrecorded subdivision in Lot 65, Arroyal, according to the map or plat thereof as recorded in Plat Book 3, Page 80, of the Public Records of Lee County, Florida, which lot or parcel is described as follows:
 From the Northwest corner of said Lot 65 run S 02 degrees

SECOND INSERTION

10'00" East, along the West line of said Lot, for 140 feet; thence run N 87 degrees 35'50" East, parallel with the North line of said lot along the North line of a roadway easement, 50 feet wide, for 295 feet to the Point of Beginning; from said Point of Beginning continue N 87 degrees 35'50" East, along the North line of said roadway easement, for 80 feet; thence run N 02 degrees 55'10" West, parallel with the Easterly line of said lot, for 120 feet; thence run S 87 degrees 35'50" West, parallel with said North line, for 80 feet; thence run S 02 degrees 55'10" East, parallel with said East line, for 120 feet to the Point of Beginning.
 TOGETHER WITH the hereinabove described roadway easement, 50 feet wide.
 Bearings hereinabove mentioned are derived from those in Deed recorded in Official Records Book 1721, Page 1187, of the Public Records of Lee County, Florida.
 APN: 33-47-25-B4-00265.003A
 PROPERTY ADDRESS:
 3940 BENNETT LANE,
 BONITA SPRINGS, FL 34134
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the

County, Florida, wherein NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOHN G. PURCE; MAUREEN ROHRBERG; CATHERINE PURCE; EDWARD PURCE; DANIEL PURCE; KEITH PURCE; KENNETH JOHNSON; DOMINIQUE JOHNSON; MICHAEL TOBIN; EDWARD TOBIN, III; SANDRA BASTONE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at 9:00 AM on the 6th day of MARCH 2024 the following described property as set forth in said Final Judgment, to wit:

LOT 9, RIVERDALE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 85 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY,

10'00" East, along the West line of said Lot, for 140 feet; thence run N 87 degrees 35'50" East, parallel with the North line of said lot along the North line of a roadway easement, 50 feet wide, for 295 feet to the Point of Beginning; from said Point of Beginning continue N 87 degrees 35'50" East, along the North line of said roadway easement, for 80 feet; thence run N 02 degrees 55'10" West, parallel with the Easterly line of said lot, for 120 feet; thence run S 87 degrees 35'50" West, parallel with said North line, for 80 feet; thence run S 02 degrees 55'10" East, parallel with said East line, for 120 feet to the Point of Beginning.
 TOGETHER WITH the hereinabove described roadway easement, 50 feet wide.
 Bearings hereinabove mentioned are derived from those in Deed recorded in Official Records Book 1721, Page 1187, of the Public Records of Lee County, Florida.
 APN: 33-47-25-B4-00265.003A
 PROPERTY ADDRESS:
 3940 BENNETT LANE,
 BONITA SPRINGS, FL 34134
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the

County, Florida, wherein NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOHN G. PURCE; MAUREEN ROHRBERG; CATHERINE PURCE; EDWARD PURCE; DANIEL PURCE; KEITH PURCE; KENNETH JOHNSON; DOMINIQUE JOHNSON; MICHAEL TOBIN; EDWARD TOBIN, III; SANDRA BASTONE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at 9:00 AM on the 6th day of MARCH 2024 the following described property as set forth in said Final Judgment, to wit:

LOT 9, RIVERDALE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 85 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY,

10'00" East, along the West line of said Lot, for 140 feet; thence run N 87 degrees 35'50" East, parallel with the North line of said lot along the North line of a roadway easement, 50 feet wide, for 295 feet to the Point of Beginning; from said Point of Beginning continue N 87 degrees 35'50" East, along the North line of said roadway easement, for 80 feet; thence run N 02 degrees 55'10" West, parallel with the Easterly line of said lot, for 120 feet; thence run S 87 degrees 35'50" West, parallel with said North line, for 80 feet; thence run S 02 degrees 55'10" East, parallel with said East line, for 120 feet to the Point of Beginning.
 TOGETHER WITH the hereinabove described roadway easement, 50 feet wide.
 Bearings hereinabove mentioned are derived from those in Deed recorded in Official Records Book 1721, Page 1187, of the Public Records of Lee County, Florida.
 APN: 33-47-25-B4-00265.003A
 PROPERTY ADDRESS:
 3940 BENNETT LANE,
 BONITA SPRINGS, FL 34134
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the

County, Florida, wherein NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOHN G. PURCE; MAUREEN ROHRBERG; CATHERINE PURCE; EDWARD PURCE; DANIEL PURCE; KEITH PURCE; KENNETH JOHNSON; DOMINIQUE JOHNSON; MICHAEL TOBIN; EDWARD TOBIN, III; SANDRA BASTONE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at 9:00 AM on the 6th day of MARCH 2024 the following described property as set forth in said Final Judgment, to wit:

LOT 9, RIVERDALE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 85 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY,

SECOND INSERTION

FLORIDA.
 PARCEL#: 28-43-26-07-00000.0090
 Property Address: 2984 RIBBON COURT, FORT MYERS, FL 33905

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

Dated this day of 02/05/2024.
 KEVIN C. KARNES
 Clerk of the Circuit Court (SEAL) By: Theresa Cline
 Deputy Clerk

Submitted by:
 DELUCA LAW GROUP PLLC.
 ATTORNEY FOR THE PLAINTIFF
 2101 NE 26TH STREET
 FORT LAUDERDALE, FL 33305
 TELEPHONE: (954) 368-1311
 | FAX: (954) 200-8649
 DESIGNATED PRIMARY EMAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
Service@delucalawgroup.com
 22-05157-1
 February 9, 16, 2024 24-00444L

SECOND INSERTION

BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 5th day of February, 2023.

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

Kahane & Associates, P.A.
 1619 NW 136th Avenue,
 Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
notice@kahaneandassociates.com
 File No.: 23-00286 SPS
 V1.20140101
 February 9, 16, 2024 24-00416L

SECOND INSERTION

NOTICE OF PUBLIC SALE
 To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534 Time: 09:45 AM
Sale to be held at www.storagetreasures.com.

1059 - Miller, Shy; 1085 - Gamboa, Heather; 1089 - Rutherford, Sonya; 1223 - Perez, Alian; 1264 - Townsend, Monteshea; 2030 - Dormeus, Camide; 2043 - Henderson, Elexia; 2095 - pischeda, Sean; 2122 - Barr, Jasmine; 2141 - Cosby, Jamilia; 2212 - Debose, Aaliyah; 2260 - Douglas, Rashida; 2263 - Gonzalez, Glorivel; 2295 - Gonzalez-Mendez, Alex; 3020 - Jr, Cedric Durant; 3031 - Williams, Julien; 3032 - Alvarez, Emily; 3046 - jimenez, Christian; 3048 - Aguilar, Alexandra; 3070 - Butler, Irishstine D; 3074 - Jackson, Cheyenne; 3138 - crespo, Brianna; 3140 - Cantu, Erica; 3173 - Martinez, Anthony; 3210 - Gehrisch, Michael; 3223 - Hinds-Johnson, Yanique

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447 Time: 10:00 AM
Sale to be held at www.storagetreasures.com.

1193 - Deposits, Reservation; 2043 - McIntosh, Vanessa; 2128 - Valdes, Jose; 2193 - Lorescal, Chelsae; 2197 - Salvione, Ashley; 2322 - Glover, Rick; 2354 - Oring, William
 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.
 February 9, 16, 2024 24-00432L

SECOND INSERTION

NOTICE OF PUBLIC SALE
 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.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211 Time: 10:45 AM
Sale to be held at www.storagetreasures.com.

0014 - Edison, Demetria; 0039 - Cabrera, Noris A; 0056 - McGreevy, Jennifer; 0069 - Bell, Douglas; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0201D - Cooper, Joshua; 0201H - Tracey, Janine; 0431 - McMichael, Erin; 0442 - Carneiro, Christian; 0452 - Collins, Derrick; 0513 - Blackwell, Tamra; 0531 - Villalobos, Rachel; 0538 - Tucker, Leila; 0554 - Jones Jr, Matthew; 0583 - Webster, Lara; 0606 - Howell, Kiara; 0658 - Felix, Stephan; 0766 - Mitchell, Reuben; 0780 - Roberts, Dre; 0857 - Samsouandar, Boodramie; 0867 - Delarosa, Cydney; 1345 - Bailey, Niquasia A; 1355 - ONeal, Nathan; 1426 - Robinson, Necole; RV1126 - Probal, Thomas; RV1130 - Reiterer, Marcos; RV1161 - Bell, Douglas

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721 Time: 11:00 AM
Sale to be held at www.storagetreasures.com.

0006 - White, Jada; 0021 - Desnor, Nerchellie; 0025D - Baier, Benard; 0048 - Marshall, Alastor; 2005 - Ferreira, Cleber; 3011 - Banks, Ken; 5007 - Cuevas, Ezlin
PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489 Time: 11:15 AM
Sale to be held at www.storagetreasures.com.

118 - St Vius, Rolkes; 260 - Ciarlo, Jennifer; 279 - Miller, Frank; 280 - Chandler, Brian; 398 - Bordeaux, April; 500 - Chandler, Brian; 906 - Morse, Della
PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635 Time: 11:30 AM
Sale to be held at www.storagetreasures.com.

A149 - Heidig-Goodell, Jada; A250 - Iortz, Kalee; B311 - Conwell, Carolanne; B375 - Taylor, Sherrygra; C492 - Turner, Patrick
PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571 Time: 12:15 PM
Sale to be held at www.storagetreasures.com.

2063 - Kern, Amanda; 3041 - Jones, Callie; 3205 - Katz, Robert
PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897 Time: 12:30 PM
Sale to be held at www.storagetreasures.com.

B027 - Kiang, Sabrina; B041 - Gallagher, Ann; B087 - Chesters, Sydney; C036 - Abreu, Julio; D048 - Kollock, Ronnie; E006 - Huerta-Alvarado, Jose; E051 - Santiago, Germaine; G025 - Ramirez, Silvia Gomez; H005 - Becker, Jeffrey; H036 - Rodriguez, Malik
PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811 Time: 12:45 PM
Sale to be held at www.storagetreasures.com.

B026 - gucci lynks music Lebert, Everod; B032 - Hall, Kimberli; C054 - Cyr, Pam; C059 - Smith, Aldric; E148 - santiago, francisco; E185 - luca and murillo's murillo, marvin; G240 - Gibson, Jermaine; H272 - MORSE, SHEDRICKA; H273 - Valdes, Tania; I325 - Tran, Van Thanh; I334 - Kosick, Robert; J360 - Fidalgo, Alice C; J361 - DeLaPorte, Britney; K409 - vega, Luis A; K428 - minyetty, Cindy; L006B - Shell, Jessica; L467 - Grullon, Darwin; L476 - Charaniya, Zain; M513 - Louissant, Cherline; M525 - gumz, Michael; M527 - Diggs, Altemia

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.
 February 9, 16, 2024 24-00435L

SECOND INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, FLORIDA
 GENERAL CIVIL DIVISION
CASE NO: 2023-CA-012698
CC COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF CC COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF CC COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:
 The above cause comes to be heard upon the Complaint filed herein by the CC Community Development District in the County of Lee, State of Florida, seeking to determine the authority of said District to issue its CC Community Development District Special Assessment Bonds, (the "Bonds") in an aggregate amount not to exceed \$96,310,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has power to issue the Bonds and levy, impose and collect the Special Assessments, as set forth in the Complaint; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto, the Pledged Revenues, including, without limitation, the Special Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture; and (d) the District has the power to plan, finance, construct and/or acquire the Capital Improvement Plan; (e) the Capital Improvement Plan serves a valid public purpose; and (f) this Court grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twentieth Judicial Circuit, in and for Lee County, Florida, appear on March 25, 2024, at 11:00 a.m. (JACS Booking Confirmation Number 892469) of said day, before the Honorable Keith Kyle, via Zoom Application (invitation below), this hearing shall be conducted by video conference, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the Special Assessments, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at the following ZOOM link:

SECOND INSERTION

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

Tax Deed #:2023001148

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

Certificate Number: 21-018134
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 9 BLK 41 PB 20 PG 63 LOT 14 Strap Number 28-45-27-09-00041.0140
Names in which assessed: RICHARD E CYRUS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00390L

SECOND INSERTION

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

Tax Deed #:2023001168

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

Certificate Number: 21-021768
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 36 BLK 2301 PB 16 PG 122 LOTS 3 + 4 Strap Number 25-43-23-C4-02301.0030
Names in which assessed: ALBANY GROVE 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 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00392L

SECOND INSERTION

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

Tax Deed #:2023001170

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

Certificate Number: 21-022326
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 57 BLK 4122 PB 19 PG 137 LOTS 18 + 19 Strap Number 32-43-23-C2-04122.0180
Names in which assessed: BELMONT GROVE 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 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00393L

SECOND INSERTION

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

Tax Deed #:2023001171

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

Certificate Number: 21-023710
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 33 BLK 2237 PB 16 PG 52 LOTS 36 + 37 Strap Number 32-43-24-C2-02237.0360
Names in which assessed: BELMONT GROVE 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 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00397L

SECOND INSERTION

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

Tax Deed #:2023001155

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

Certificate Number: 21-024664
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 56 BLK 4064 PB 19 PG 111 LOTS 69 + 70 Strap Number 05-44-23-C4-04064.0690
Names in which assessed: GREENDALE GROVE 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 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00398L

SECOND INSERTION

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

Tax Deed #:2023001198

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

Certificate Number: 21-027159
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 31 BLK 2084 PB 14 PG 165 LOTS 55 + 56 Strap Number 06-44-24-C2-02084.0550
Names in which assessed: GREENDALE GROVE 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 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00399L

SECOND INSERTION

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

Tax Deed #:2023001122

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

Certificate Number: 21-021303
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 82 BLK 5277 PB 24 PG 121 LOTS 33 + 34 Strap Number 36-43-22-C2-05277.0330
Names in which assessed: BELMONT GROVE 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 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00391L

SECOND INSERTION

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

Tax Deed #:2023001173

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

Certificate Number: 21-022706
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 39 BLK 2751 PB 16 PG 154 LOTS 45 + 46 Strap Number 35-43-23-C2-02751.0450
Names in which assessed: FRANK DOMINGUEZ, PRAXEDES DOMINGUEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00394L

SECOND INSERTION

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

Tax Deed #:2023001157

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

Certificate Number: 21-012985
Year of Issuance 2021 Description of Property LEHIGH ESTATES UNIT 4 BLK.10 PB 15 PG 84 LOT 1 Strap Number 05-45-26-04-00010.0010
Names in which assessed: WILLIAM M O'BRIEN, WILLIAM M OBRIEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00389L

SECOND INSERTION

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

Tax Deed #:2023001174

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

Certificate Number: 21-022707
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 39 BLK 2751 PB 16 PG 154 LOTS 47 + 48 Strap Number 35-43-23-C2-02751.0470
Names in which assessed: FRANK DOMINGUEZ, PRAXEDES DOMINGUEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00395L

SECOND INSERTION

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

Tax Deed #:2023001217

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

Certificate Number: 21-023404
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 85 BLK 5666 PB 24 PG 53 LOTS 13 + 14 Strap Number 20-43-24-C2-05666.0130
Names in which assessed: AMERICAN ESTATE AND TRUST, DAVID TAVENNER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00396L

SECOND INSERTION

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

Tax Deed #:2023001199

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

Certificate Number: 21-027291
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 31 BLK 2056 PB 14 PG 158 LOTS 30 + 31 Strap Number 06-44-24-C4-02056.0300
Names in which assessed: A & D US CABINETRY, LLC, A&D US CABINETRY 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 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00400L

SECOND INSERTION

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

Tax Deed #:2023001222

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

Certificate Number: 21-011137
Year of Issuance 2021 Description of Property PINE ISLAND TROPICAL HOMESITES BLK 5 PB 9 PG 79 LOT 50 Strap Number 23-45-22-01-00005.0500
Names in which assessed: F & O INVESTMENT GROUP LLC, F & O INVESTMENT GROUP, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00388L

SECOND INSERTION

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

Tax Deed #:2023001203

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

Certificate Number: 21-027340
Year of Issuance 2021 Description of Property CAPE CORAL UNIT 31 BLK 2021 PB 14 PG 152 LOT 42 Strap Number 07-44-24-C1-02021.0420
Names in which assessed: MAGILLA PROPERTY HOLDINGS LP, MAGILLA PROPERTY HOLDINGS, LP.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/02/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.

Feb. 9, 16, 23; Mar. 1, 2024

24-00401L

SECOND INSERTION

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

File No. 24-CP-000294

IN RE: ESTATE OF

LEON R. QUESNETTE A/K/A

LEON R. QUESNETTE, SR.

Deceased.

The administration of the estate of Leon R. Quesnette a/k/a Leon R. Quesnette, Sr., deceased, whose date of death was December 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 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 February 9, 2024.

Personal Representative:
Leon R. Quesnette, Jr.
190 S. Loomis Street
Southwick, Massachusetts 01077
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) 344-1130
Fax: (239) 344-1559
E-Mail: james.kerr@henlaw.com
Secondary E-Mail:
becky.defrancesco@henlaw.com
February 9, 16, 2024 24-00418L

SECOND INSERTION

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

File No. 23-CP-003844

IN RE: ESTATE OF

WILLIAM W. GOADE

Deceased.

The administration of the estate of William W. Goad, deceased, whose date of death was November 2, 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 first publication of this notice is February 9, 2024.

Personal Representative:
TIMOTHY CULVER FELD
120 Old Cassidy Avenue
Lexington, Kentucky 40502
Attorney for Personal Representative:
WILLIAM M. PEARSON
Florida Bar Number: 521949
GUNSTER YOAKLEY
& STEWART, PA
5551 Ridgewood Drive, Suite 501
Naples, Florida 34108
Telephone: (239) 514-1000
Fax: (239) 514-0377
E-Mail: wpearson@gunster.com
Secondary E-Mail:
mrichards@gunster.com
eservice@gunster.com
ACTIVE:20318375.1
February 9, 16, 2024 24-00422L

SECOND INSERTION

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

PROBATE DIVISION

File No. 23-CP-4001

IN RE: ESTATE OF

VICTOR DAVID GALLUZZI SILVA

Deceased

The administration of the estate of VICTOR DAVID GALLUZZI SILVA, deceased, whose date of death was January 13, 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, 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 February 9, 2024.

Personal Representative:
BERNADETH FIGUEIREDO SILVA
107 Sydney Cove
Saint Johns, Florida 32259
Attorney for Personal Representative:
DOUGLAS A.
OBERDORFER, Esquire, Attorney
Florida Bar Number: 0139092
432 East Monroe Street
Jacksonville, Florida 32202
Telephone: (904) 354-5454
Fax: (904) 350-9803
E-Mail: doug@oberdorferlaw.com
Secondary E-Mail:
service@oberdorferlaw.com
February 9, 16, 2024 24-00424L

SECOND INSERTION

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

File No. 23-CP-003618

Division : Probate

IN RE: ESTATE OF

LAWRENCE GEORGE

NEUMANN, SR.

Deceased.

The administration of the estate of Lawrence George Neumann, Sr., deceased, whose date of death was October 5, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-0228
IN RE: ESTATE OF
RAYMOND P. SMITH
Deceased.

The administration of the estate of Raymond P. Smith, deceased, whose date of death was June 27, 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 February 9, 2024.

Personal Representative:

Thomas P. Smith
1812 E. Sandpointe Place
Vero Beach, Florida 32963
Attorney for Personal Representative:
Janet M. Strickland
Law Office of Janet M. Strickland, P.A.
Florida Bar Number: 137472
PO Box 445
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
jms2@asanibellaw.net
February 9, 16, 2024 24-00419L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20th JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
File Number: 24-CP-106
Division Probate
IN RE: ESTATE OF
Renee K. Aro,
Deceased.

The ancillary administration of the Estate of Renee K. Aro, deceased, File Number 24-CP-106, whose date of death is January 22d, 2023 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Court, Attention: Lee County Clerk of Courts, P.O. Box 9346, Ft. Myers, FL 33902. The estate is testate. The name and address of the ancillary personal representative and of the personal representative's attorney are set forth below.

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

Persons having claims against the estate who are not known to the personal representative and whose names or addresses are not reasonably ascertainable, and all other creditors not previously described above, MUST FILE ALL CLAIMS AGAINST THE ESTATE WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS 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.

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

Date of the first publication of this notice to creditors: February 9, 2024.

Lori A. Aro,

Ancillary Personal Representative
414 Fairway Dr.
Midway, UT 84049
/s/ Frank P. Murphy (e-signature)
Frank P. Murphy, Esq.,
Attorney for Petitioner
Florida Bar No. 400386;
Desig't'd email address:
frank@frankmurphyattycpa.com
9220 Bonita Beach Road, Suite 200
Bonita Springs, Florida 34135
Direct cell #: (239) 404-6852;
Office: (239)390-2077;
Fax: (239)947-6791
February 9, 16, 2024 23-00459L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000120
Division Probate
IN RE: ESTATE OF
CHARLES GOULD
Deceased.

The administration of the estate of Charles Gould, deceased, whose date of death was December 8, 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 February 9, 2024.

Personal Representative:

Debra Paupst
12 Tohickon Drive
Ottsville, PA 18942
Attorney for Personal Representative:
Tasha A. Warnock, Esq., 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
February 9, 16, 2024 24-00423L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000232
IN RE: ESTATE OF
DIANE G. DORMITZER
Deceased.

The administration of the estate of DIANE G. DORMITZER, deceased, whose date of death was July 11, 2023; is pending in the Circuit Court for Lee County, Florida, Probate Division; File Number 24-CP-000232, the physical address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901 and mailing address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE 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: February 9, 2024.

Personal Representative:

PETER H. DORMITZER
10436 Yorkstone Drive
Bonita Springs, FL 34135
Attorney for Personal Representative:
TURNER & LYNN, P.A.
JOHN MICHAEL LYNN, ESQ.
Florida Bar No. 0147273
7 Barracuda Lane
Key Largo, Florida 33037
Telephone: (305) 367-0911
turnerlynnpa@gmail.com
February 9, 16, 2024 24-00421L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-186
Division Probate
IN RE: ESTATE OF
DIANA MARIE FLETCHER
Deceased.

The administration of the estate of DIANA MARIE FLETCHER, deceased, whose date of death was December 31, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Ft. Myers, 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 February 9, 2024.

Personal Representative:

JAMES TRISTEN FLETCHER
162 Summer Street
Danvers, Massachusetts 01923
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
February 9, 16, 2024 23-00452L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-9-CP
Division Probate
IN RE: ESTATE OF
SUZANNE GRIESER, a/k/a
SUZANNE SMITH GRIESER
Deceased.

The administration of the estate of SUZANNE GRIESER, a/k/a SUZANNE SMITH GRIESER, deceased, whose date of death was November 16, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 February 9, 2023.

Personal Representative:

ERIC GRIESER
10115 Sunshine Drive
Bonita Springs, Florida 34135
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
February 9, 16, 2024 23-00451L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000070
IN RE: ESTATE OF
LEONE A. GRAHAM
Deceased.

The administration of the estate of LEONE A. GRAHAM, deceased, whose date of death was , is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 9, 2024.

Personal Representative:

George E. Graham, Jr.
1820 Valley Road
Meadowbrook, PA 19046
DeLinda Graham Bochnack
P.O. Box 297
Bryn Athyn, PA 19009-0297
Attorney for Personal Representative:
Gregory S. Bloschinsky, Esq.
Florida Bar Number: 0066540
COZEN O'CONNOR
1801 N. Military Trail, Suite 200
Boca Raton, FL 33431
Telephone: (561) 750-3850
Fax: (561) 245-6201
E-Mail: gbloschinsky@cozen.com
Secondary E-Mail:
pmedaniel@cozen.com
February 9, 16, 2024 24-00428L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-003584
Division Probate
IN RE: ESTATE OF
Kathryn Jane Schneider
Deceased.

The administration of the estate of Kathryn Jane Schneider, deceased, whose date of death was May 19, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor, 2075 Dr. Martin Luter 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: February 9, 2024.

Signed on this 2nd day of January, 2024.

/s/Jill Lampley

Jill Lampley
Personal Representative
5130 Harborage Drive,
Fort Myers, FL 33908
/s/ Mark Martella
Mark Martella, Esq.
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: 941-867-6865
Fax: 941-867-8949
E-mail: mark@martellalaw.com
Secondary: tara@martellalaw.com
Attorney for Petitioner
February 9, 16, 2024 24-00427L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-000292
Division: Probate
IN RE: ESTATE OF
IRENE T. ENNIS, a/k/a
IRENE T. WARBURTON-ENNIS,
Deceased.

The administration of the Estate of Irene T. Ennis, a/k/a Irene T. Warburton-Ennis, deceased, whose date of death was December 15, 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 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is February 9, 2024.

Personal Representatives:

Mark A. Mintzer
575 Bayside Drive,
Fort Myers, FL 33919
Virginia M. Mintzer
575 Bayside Drive,
Fort Myers, FL 33919
Attorney for Personal Representatives:
Kevin A. Kyle
Attorney for Personal Representatives
Florida Bar Number: 980595
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevin.kyle@gskattorneys.com
00942759.DOC/1
February 9, 16, 2024 24-00426L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
3705.033
CASE NO: 23-CP-1334
IN RE: ESTATE OF
GEORGE WILLIAM
EDWARDS, JR.,
Deceased,

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE-CAPTIONED ESTATE AND ALL OTHER PERSONS INTERESTED IN SAID ESTATE.

YOU ARE HEREBY NOTIFIED that the Administration of the ESTATE OF GEORGE WILLIAM EDWARDS, JR., DECEASED, FILE NO. 23-CP-1334 is pending in the Circuit Court in and for Lee County, Probate Division, the address of which Clerk of the Circuit Court, 1700 Monroe Street, Fort Myers, Florida, 33901. The Personal Representative of the Estate is James Edwards, whose post office address is 9650 Victoria Lane #108, Naples, Florida, 34109.

NO CLAIM OR DEMAND AGAINST THE DECEDENT'S ESTATE WILL BE BINDING ON THE ESTATE, ON THE PERSONAL REPRESENTATIVE, OR ON ANY BENEFICIARY UNLESS FILED IN THE PROBATE PROCEEDING ON OR BEFORE THE LATER OF THE DATE THAT IS 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THE NOTICE TO CREDITORS OR, AS TO ANY CREDITOR REQUIRED TO BE SERVED A COPY OF THE NOTICE TO CREDITORS, 30 DAYS AFTER THE DATE OF SERVICE ON THE CREDITOR.

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

The date of first publication of this Notice is February 9, 2024.

JAMES EDWARDS

PERSONAL REPRESENTATIVE
LAW OFFICES OF
JACOB E. COLGROVE, P.A.
FLORIDA BAR NO: 306983
Attorney for Personal Representative
Email: Jacob@jcolgrove.com
700 Eleventh Street South, Suite 101
Naples, Florida 34102
239/775-4200
JACOB E. COLGROVE
February 9, 16, 2024 24-00429L

SECOND INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000181
Division Probate
IN RE: ESTATE OF
ROSALIE A. KNOTT,
Deceased.

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

The administration of the estate of Rosalie A. Knott, deceased, whose date of death was September 18, 2023, and the last four digits of whose social security number are XXXX is pending in the Circuit Court of Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was September 18, 2023. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 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 February 9, 2024.

Personal Giving Notice:

Michael Knott
4926 Santa Monica Court
Cape Coral, Florida 33904
Attorney for Personal Giving Notice:
Noelle M. Melanson Esquire
Melanson Law PA
Attorney for Personal Representative
Florida Bar Number: 676241
1430 Royal Palm Sq. Blvd., Suite 103
Fort Myers, FL 33919
Telephone: 239-689-8588
Facsimile: 239-734-5031
Primary E-Mail:
noelle@melansonlaw.com
Secondary E-Mail:
pleadings@melansonlaw.com
February 9, 16, 2024 23-00455L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
PROBATE DIVISION
LEE COUNTY, FLORIDA
File No: 24-CP-247
Division: Probate
IN RE: THE ESTATE OF
JAIRO H. MALDONADO,
Deceased.

The Estate of JAIRO H. MALDONADO, deceased, whose date of death was December 23, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 24-CP-247, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is February 9, 2024.

All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:

Rosa Olveda
10616 W Parkhill Place
Littleton, CO 80127
Attorney for Personal Representative:
Jennifer M. Neilson
Florida Bar No. 54986
NEILSON LAW, P.A.
829 SE 47th Terrace
Cape Coral, Florida 33904
Office: (239) 443-3866
Email: jn@nlaw.us
February 9, 16, 2024 24-00420L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001117
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-022601
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 42 BLK 2915 PB 17 PG 35 LOTS 13 + 14 Strap Number 34-43-23-C3-02915.0130
 Names in which assessed: JOSEPH H BLACK
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00322L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001296
 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-001017
 Year of Issuance 2021 Description of Property NORTH 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SOTUHWEST 1/4 Strap Number 06-43-25-01-00000.0180
 Names in which assessed: YOSVANYS GARCIA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00315L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001108
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-023674
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 33 BLK.2190 PB 16 PG 49 LOTS 29 + 30 Strap Number 32-43-24-C1-02190.0290
 Names in which assessed: AMERICAN ESTATE AND 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 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00324L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001111
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-005682
 Year of Issuance 2021 Description of Property LEHIGH ESTATES UNIT 3 BLK 12 PB 15 PG 83 LOT 14 Strap Number 32-44-26-03-00012.0140
 Names in which assessed: AURORA CARAVAN NUMBER 55 ORDER OF ALHAMBRA, AURORA CARAVAN, NUMBER 55, ORDER OF ALHAMBRA, KNIGHTS OF COLUMBUS RETARDED CHILDREN FUND
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00317L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001133
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-022397
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 53 BLK 3853 PB 19 PG 73 LOTS 51 + 52 Strap Number 33-43-23-C1-03853.0510
 Names in which assessed: SIONG-KWANG GO
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00320L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001389
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-010782
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 3 BLK 11 PB 15 PG 14 LOT 2 Strap Number 12-44-27-03-00011.0020
 Names in which assessed: DELROY WEBB, JOY L WALTERS-WEBB, JOY L WEBB
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00314L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001091
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-026407
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 63 BLK 4371 PB 21 PG 64 LOTS 45 + 46 Strap Number 22-44-23-C3-04371.0450
 Names in which assessed: COBALT CONTRACTING LLC, COBALT CONTRACTING, 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 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00325L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001114
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-022438
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 53 BLK.3875 PB 19 PG 78 LOTS 31 + 32 Strap Number 33-43-23-C2-03875.0310
 Names in which assessed: C MARLENA PIND VOCABLE TRUST AGREEMENT DATED THE 11TH OF APRIL, 2006, JERRY L. PIND REVOCABLE TRUST AGREEMENT DATED THE 11TH DAY OF APRIL, 2006
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00321L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001626
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-0228811
 Year of Issuance 2021 Description of Property ANDERSON HEIGHTS BLK 10 PB 3 PG 59 N 97.55 FT LOTS 1 + 2 LESS DOT PARL 107 Strap Number 24-44-24-P2-01810.0010
 Names in which assessed: MANES ALEXIS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00243L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001098
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-010263
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 5 BLK.18 DB 254 PG 35 LOT 1 Strap Number 27-44-27-05-00018.0010
 Names in which assessed: CONSTANCE MANFREDI, L MANFREDI, LOUIS MANFREDI
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00318L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001123
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-022959
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 36 PT 1 BLK 2490 PB 23 PG 88 LOTS 51 + 52 Strap Number 36-43-23-C4-02490.0510
 Names in which assessed: ATD HOMES LLC, NOAM INVESTMENTS LLC, NOAM 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 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00323L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001099
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-022019
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 80 BLK 5092 PB 22 PG 150 LOTS 17 + 18 Strap Number 28-43-23-C2-05092.0170
 Names in which assessed: ANAHI GUADALUPE CASASOLA CHAPEYQUEN, ANAHI GUADALUPE CHAPEYQUEN, LUIS MARTIN CASASOLA CHAPEYQUEN, MARTIN CHAPEYQUEN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00319L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001412
 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: 21-017043
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 6 BLK 15 PB 20 PG 26 LOT 19 Strap Number 23-45-27-06-00015.0190
 Names in which assessed: CAROL LEMKE, DANA L HUCK, RUSSELL SERVERANCE, RUSSELL SEVERANCE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00241L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001399
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-007344
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 7 BLK 83 PB 15 PG 76 LOT 19 Strap Number 27-44-26-07-00083.0190
 Names in which assessed: BETTY L UPSON, JAMES P UPSON
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/12/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 19, 26; Feb. 2, 9, 2024 24-00127L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001619
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-002138
 Year of Issuance 2021 Description of Property PONDELLA HEIGHTS UNIT 1 BLK 2 PB 11 PG 52 LOT 5 Strap Number 08-44-24-01-00002.0050
 Names in which assessed: REY PASCUAL LLC, REY PASCUAL, 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 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00231L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001639
 NOTICE IS HEREBY GIVEN that Bufalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-018966
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 12 BLK 67 PB 15 PG 181 LOT 14 Strap Number 01-45-27-12-00067.0140
 Names in which assessed: JOHN G LAVECCHA, MIMI SEVERA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00223L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001020
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-003311
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 2 BLK 8 PB 26 PG 4 LOT 6 Strap Number 03-44-26-02-00008.0060
 Names in which assessed: ELIZABETH ELLIS ST AMAND TRUST, ELIZABETH ELLIS ST. AMAND REVOCABLE TRUST CREATED SEPTEMBER 21, 2001
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/26/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Feb. 2, 9, 16, 23, 2024 24-00316L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001624
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-009329
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 5 REPLT. BLK.19 DB 263 PG 358 LOT 13 E 1/2 Strap Number 20-44-27-05-00019.013A
 Names in which assessed: POWER GROUP CONSTRUCTION CORP, POWER GROUP CONSTRUCTION, CORP.
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00235L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001655
 NOTICE IS HEREBY GIVEN that Bufalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-019444
 Year of Issuance 2020 Description of Property TWIN LAKE ESTATES UNIT 15 BLK 70 PB 15 PG 221 LOT 9 Strap Number 03-45-27-15-00070.0090
 Names in which assessed: LEONARD W FULLER, LOLA E FULLER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00230L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001653
 NOTICE IS HEREBY GIVEN that Bufalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-009569
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 13 PT N BLK 61 PB 27 PG 20 LOT 14 Strap Number 04-44-27-06-00061.0140
 Names in which assessed: GLOBAL REAL ESTATE USA, 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 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00219L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001439
 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-000403
 Year of Issuance 2018 Description of Property SUNCOAST ESTATE UNREC BLK 21 OR 32 PG 526 LOT 4 W 1/2 Strap Number 24-43-24-03-00021.004A
 Names in which assessed: FEDERAL HOUSING INVESTMENT GROUP LLC, FEDERAL HOUSING INVESTMENTS GROUP
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00210L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001640
 NOTICE IS HEREBY GIVEN that Bufalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-019034
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 1 BLK 11 PB 15 PG 188 LOT 17 Strap Number 02-45-27-01-00011.0170
 Names in which assessed: VIRGILIO LUGO CRUZ REVOCABLE LIVING 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 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00224L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 Section 197.512 F.S.
 Tax Deed #:2023001657
 NOTICE IS HEREBY GIVEN that Bufalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-009555
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 13 PT N BLK 60 PB 27 PG 20 LOT 1 Strap Number 04-44-27-06-00060.0010
 Names in which assessed: GLOBAL REAL ESTATE USA, 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 03/19/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Courts.
 Jan. 26; Feb. 2, 9, 16, 2024 24-00218L

SAVE TIME

Email your Legal Notice
 legal@businessobserverfl.com

*Deadline Wednesday at noon
 Friday Publication*

SARASOTA • MANATEE
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 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE 6-SUBURBS
Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
Probate Division
File No. 24-CP-000188
IN RE: ESTATE OF
LAURAINNE FRANCES KOENIG,
deceased.

The administration of the testate estate of LAURAINNE FRANCES KOENIG, deceased, whose date of death was October 23, 2023, File Number 24-CP-000188, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, PO Box 9346, Fort Myers, FL 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice to Creditors is February 9, 2024

GEORGE BELMORE

Personal Representative
of the Estate of

Lauraine Frances Koenig

21143 Robinson St.

Farmington Hills, MI 48336

Brian J. Downey, Esq.

FL Bar Number: 0017975

BARRETT McNAGNY LLP

Attorney for Personal Representative

215 E. Berry St.

Fort Wayne, IN 46802

(P) 260-423-8871

February 9, 16, 2024

23-00461L

SECOND INSERTION

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

CASE NO.: 23-CA-005553

LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
UNKNOWN HEIRS

BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES

CLAIMING AN INTEREST BY
THROUGH UNDER OR AGAINST

THE ESTATE OF MARIA L.
SUAREZ A/K/A MARIA SUAREZ,
DECEASED; et al.,
Defendant(s).

TO: Davis Bermudez a/k/a David Ber-

mudez

Last Known Residence: 108 E 38th

Street, Apt 510 New York, NY 10016

TO: Christina Bermudez

Last Known Residence: 31 Fairview

Street FL 1 New Britain, CT 06051

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

property in LEE County, Florida:

LOT 10, BLOCK 23 OF COUN-

TRY CLUB ESTATES A SUBDI-

VISION OF LEHIGH ACRES,
SECTION 34, TOWNSHIP 44

SOUTH, RANGE 27 EAST,
ACCORDING TO THE PLAT

THEREOF, AS RECORDED
IN PLAT BOOK 15, PAGES 104

THROUGH 115, OF THE PUB-

LIC RECORDS OF LEE COUN-

TY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on ALDRIDGE

PITE, LLP, Plaintiff's attorney, at 5300

West Atlantic Avenue Suite 303 Delray

Beach, FL, 33484, on or before 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 January 31, 2024.

Kevin C Karnes

As Clerk of the Court

(SEAL) By K Shoap

As Deputy Clerk

ALDRIDGE PITE, LLP,

Plaintiff's attorney,

5300 West Atlantic Avenue Suite 303

Delray Beach, FL, 33484

1184-1682B

Ref# 6709

February 9, 16, 2024

24-00408L

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. 23-CA-007468

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC F/K/A

QUICKEN LOANS INC.,
Plaintiff, vs.

NATTIDA CAILLE, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated December 5, 2023, and entered

in 23-CA-007468 of the Circuit Court

of the TWENTIETH Judicial Cir-

cuit in and for LEE County, Florida,

wherein ROCKET MORTGAGE, LLC

F/K/A QUICKEN LOANS, LLC F/K/A

QUICKEN LOANS INC. is the Plaintiff

and NATTIDA CAILLE; UNKNOWN

SPOUSE OF NATTIDA CAILLE 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 February 28, 2024, the

following described property as set forth

in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 3260,

UNIT 66, CAPE CORAL SUB-

DIVISION, ACCORDING TO

THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 22,

PAGES 2 TO 26, INCLUSIVE,

IN THE PUBLIC RECORDS OF

LEE COUNTY, FLORIDA.

Property Address: 3523 SW

15TH AVE, CAPE CORAL, FL

33914

Any person claiming an interest in

the surplus from the sale, if any, other

than the property owner as of the date

of the lis pendens must file a claim in

accordance with Florida Statutes, Section

45.031.

Dated this day of 01/31/2024.

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

Robertson, Anschutz, Schneid,

Crane & Partners, PLLC,

Boca Raton, FL 33487

Telephone: 561-241-6901

Fax: 561-997-6909

23-115215 - MaM

February 9, 16, 2024

24-00403L

SECOND INSERTION

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

CASE NO.: 23-CA-007481

LAKEVIEW LOAN

SERVICING, LLC,
Plaintiff, v.

UNKNOWN PERSONAL

REPRESENTATIVE OF THE

ESTATE OF DAVID BEERS

A/K/A DAVID M. BEERS,
DECEASED, et al.,
Defendants.

NOTICE is hereby given that Kevin C.

Karnes, Clerk of the Circuit Court of

Lee County, Florida, will on March 7,

2024, at 9:00 a.m. ET, via the online

auction site at www.lee.realforeclose.

com in accordance with Chapter 45,

F.S., offer for sale and sell to the high-

est and best bidder for cash, the follow-

ing described property situated in Lee

County, Florida, to wit:

Unit 1, THE COLONY AT SAN

CARLOS I, a Condominium,

according to the Declaration of

Condominium recorded in Of-

ficial Records Book 1202, Page

785, of the Public Records of Lee

County, Florida, together with its

undivided share in the common

elements and all appurtenances

thereto appertaining and speci-

fied in said Condominium Decla-

ration, and all amendments

thereto.

Property Address: 7263 Bar-

ragan Road #1, Fort Myers, FL

33967

pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

of which is set forth above.

If the sale is set aside for any reason,

the Purchaser at the sale shall be enti-

tled only to a return of the deposit paid.

The Purchaser shall have no further

recourse against the Mortgagor, the

Mortgagee or the Mortgagee's attorney.

Any person claiming an interest in

the surplus from the sale, if any, other

than the property owner as of the date

of the Lis Pendens must file a claim in

accordance with Florida Statutes, Section

45.031.

WITNESS my hand and official seal

of this Honorable Court this 2 day of

February, 2024.

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: C. Strufe

DEPUTY CLERK

Submitted by:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave.,

Suite 430

Winter Park, FL 32789

floridaservice@tblaw.com

February 9, 16, 2024

24-00406L

SECOND INSERTION

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

CASE NO.: 23-CA-006281

FREEDOM MORTGAGE

CORPORATION

PLAINTIFF, VS.

LOYD MATTHEW SPEARS;
ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant

to Final Judgment of Foreclosure dated

the 2ND day of February, 2024, and en-

tered in Case No. 23-CA-006281, of the

Circuit Court of the Twentieth Judicial

Circuit in and for Lee County, Florida,

wherein Freedom Mortgage Corpora-

tion is the Plaintiff and LOYD MAT-

THEW SPEARS and UNKNOWN

TENANT IN POSSESSION OF THE

SUBJECT PROPERTY; are defend-

ants. Kevin C. Karnes as the Clerk of

the Circuit Court shall sell to the high-

est and best bidder for cash electroni-

cally at www.lee.realforeclose.com at

9:00 A.M. on the 5th day of June, 2024,

the following described property as set

forth in said Final Judgment, to wit:

LOTS 20, 21 AND 22, BLOCK

4002, UNIT 55, CAPE CORAL

SUBDIVISION, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

19, PAGE(S) 92 THROUGH

106, INCLUSIVE, OF THE

PUBLIC RECORDS OF LEE

COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING

FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS

MAY CLAIM THE SURPLUS.

Dated this day of 02/02/2024.

Kevin C. Karnes

Clerk of The Circuit Court

(SEAL) By: Theresa Cline

Deputy Clerk

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

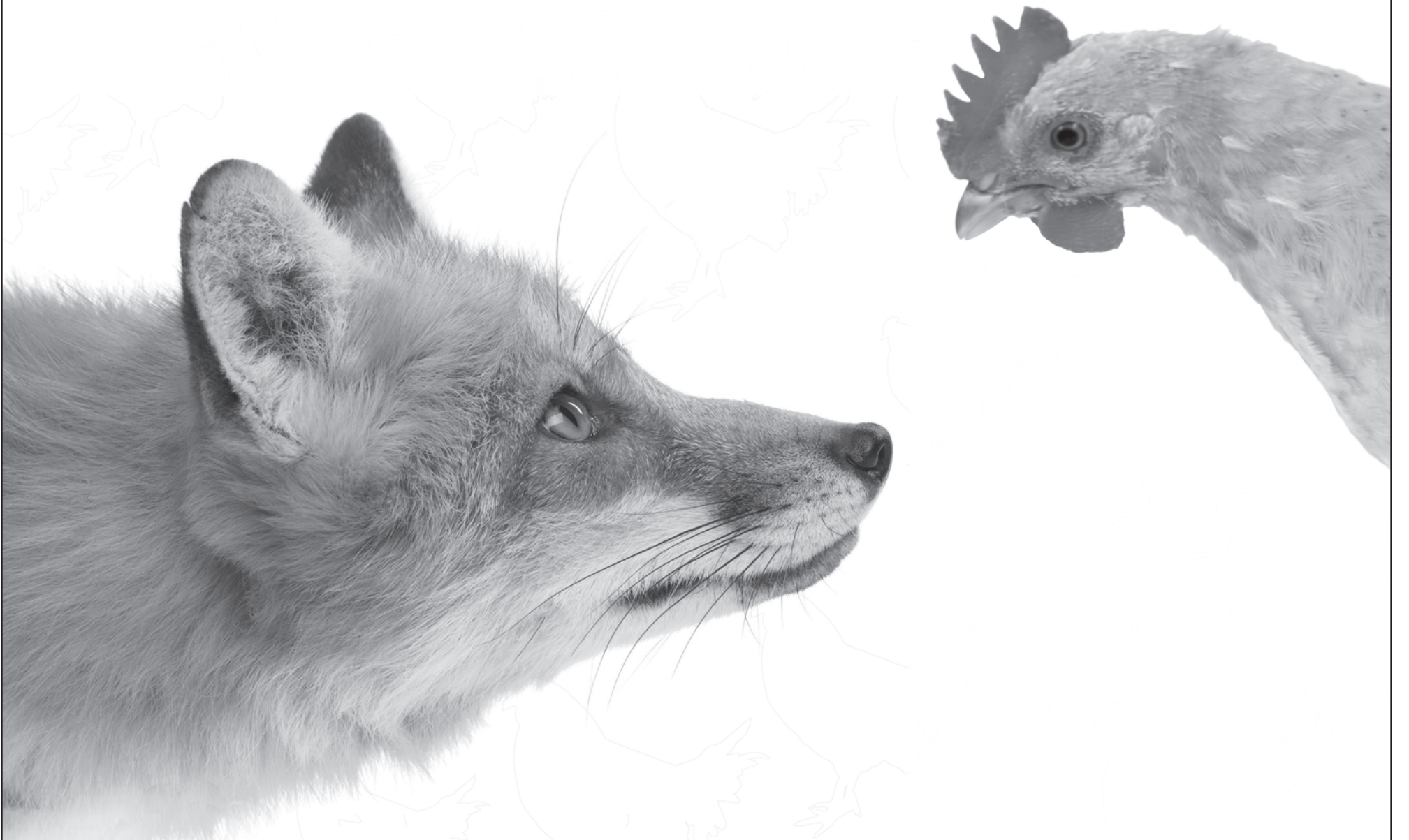
210 N. University Drive, Suite 900

Coral Springs, FL 33071

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices
in Newspapers



PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

• **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is a valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

