

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**FIRST INSERTION**  
**Notice Of Public Sale**  
The following personal property of Joyce Carol Tetlow, will on May 14, 2024 at 9:30 a.m. at 15661 Royal Coach Circle, N Fort Myers, Lee County, FL 33917, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:  
MERIT 2000 Mobile Home, VIN FLHMBFP151245276A/FLHMBFP151245276B TITLE NO: 79900663/79901327  
And all other personal property located therein  
Prepared by Tracy McDuffie, 1003 W Cleveland Street, Tampa, FL 33606  
Apr. 26; May 3, 2024 24-01597L

**FIRST INSERTION**  
**NOTICE OF BOARD MEETING LUCAYA COMMUNITY DEVELOPMENT DISTRICT**  
Notice is hereby given that the Board of Supervisors ("Board") of the Lucaya Community Development District ("District") will hold a regular meeting of the Board of Supervisors on May 8, 2024, at 9:30 AM at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908.

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

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

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

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

Jordan Lansford, District Manager  
Governmental Management Services - Tampa, LLC  
April 26, 2024 24-01607L

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that SUZETTE THERESA BELL, OWNER, desiring to engage in business under the fictitious name of FORKLIFT RENTAL located at 19450 TAMMY LN, N FT MYERS, FLORIDA 33917 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 26, 2024 24-01634L

**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 GJ GARDNER HOMES CAPE CORAL located at 17251 ALICO CENTER ROAD, SUITE 1 in the City of FORT MYERS, Lee County, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 19th day of April, 2024.  
COVENANT CUSTOM HOMES, LLC  
April 26, 2024 24-01630L

**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 PERMIT SOLUTIONS OF SWFL : Located at 1305 NE 1st Pl : Lee County in the City of Cape Coral : Florida, 33909-1221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Cape Coral Florida, this April day of 18, 2024  
SHEPHERD ELYSIA  
April 26, 2024 24-01611L

**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 BLUE & BRITE POOL SERVICE : Located at 1414 NE Van Loon Ln : Lee County in the City of Cape Coral : Florida, 33909 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Cape Coral Florida, this April day of 18, 2024  
ADAMS TARAH L  
April 26, 2024 24-01612L

**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 LANE E ELECTRIC OF SWFL : Located at 2306 SW 40th St : Lee County in the City of Cape Coral : Florida, 33914-5413 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Cape Coral Florida, this April day of 18, 2024  
LANE E CONSTRUCTION SERVICES, LLC  
April 26, 2024 24-01613L

**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 COMIDAS ESTILO GUATEMALTECO located at 10930 PARK AVE in the City of BONITA SPRINGS, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 18th day of April, 2024.  
JUAN CORNELIO PEDRO  
April 26, 2024 24-01614L

**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 Jessica Pink located at 27671 Hacienda East Blvd 322A, in the County of Lee, in the City of Bonita Springs, Florida 34135 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Bonita Springs, Florida, this 18th day of April, 2024.  
Jessica Pinkham  
April 26, 2024 24-01625L

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 05/10/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 CHAR mobile home bearing vehicle identification number CE10C-

of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
Apr. 26; May 3, 2024 24-01629L

**FIRST INSERTION**  
**NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME**  
Vault Structures, Inc., a Florida corporation, desiring and intending to engage in the business of a metal parts fabrication facility under the name of FMF located at 3640 Work Drive, Fort Myers, FL 33916, in Lee County, Florida, intends to register the said fictitious name with the Secretary of State of the State of Florida pursuant to the provisions of Section 865.09, Florida Statutes.  
April 26, 2024 24-01658L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001866  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 18-014326  
Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 7 BLK 64 PB 15 PG 94 LOT 7 Strap Number 02-45-26-07-00064.0070  
Names in which assessed: ARCHIE H CLARK, ARCHIE HANN CLARK ESTATE  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01535L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001867  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-006146  
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 2 BLK 13 PB 15 PG 78 LOT 8 Strap Number 28-44-26-02-00013.0080  
Names in which assessed: VICTOR VIRGILIO RODRIGUEZ SANABRIA  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01536L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001868  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-006610  
Year of Issuance 2019 Description of Property LEHIGH ESTATES UNIT 7 BLK 10 PB 15 PG 87 LOT 17 Strap Number 33-44-26-07-00010.0170  
Names in which assessed: BRIDGET HAYES-JAROSH, JOHN JAROSH  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01537L

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 18301 N. Tamiami Trail, North Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 05/16/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.  
1284 Greg Geffe  
Furniture, Instruments  
1323 Harry Barnett  
Electronics, Furniture , Boxes  
1654 Melisia Mattis  
Boxes, Totes, Electronics  
1728 Tiffany Perrotta  
Furniture, Boxes, Keyboard  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239)-291-9388.  
Apr. 26; May 3, 2024 24-01626L

**FIRST INSERTION**  
**Notice of Community Meeting:**  
NOTICE IS HEREBY GIVEN THAT A COMMUNITY MEETING WILL BE HELD BY SKAGGS STEAKHOUSE SPIRITS, INC. AS A REQUIREMENT OF LEE COUNTY LDC SEC 33-1532, ON MAY 2, 2024 AT 2:00 PM AT 4120 HANCOCK BRIDGE PKWY. NORTH FORT MYERS, FL 33903. TOPIC OF DISCUSSION WILL BE SKAGGS STEAKHOUSE SPIRITS, INC.'S SPECIAL EXCEPTION REQUEST WITH LEE COUNTY DEPT. OF COMMUNITY DEVELOPMENT FOR THE ALLOWANCE OF OUTDOOR CONSUMPTION ON PREMISE OF LALCOHOL AT ITS RESTAURANT LOCATED AT 4120 HANCOCK BRIDGE PKWY. NORTH FORT MYERS, FL 33903.  
April 26, 2024 24-01635L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001872  
NOTICE IS HEREBY GIVEN that Buffalo 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: 20-019405  
Year of Issuance 2020 Description of Property TWIN LAKE ESTATES UNIT 13 BLK 55 PB 15 PG 219 LOT 15 Strap Number 03-45-27-13-00055.0150  
Names in which assessed: VELMA V EVERETT  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01553L

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
The following personal property of William Lewis Jones, Jr., and If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of William Lewis Jones, Jr., and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described will on the 10th day of May 2024 at 10:00 a.m., on property at 16500 Slater Road, Lot #11, North Fort Myers, Lee County, Florida 33917, in Julia Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
Year/Make: 1980 LIBE Mobile Home  
VIN No.: 10L12341  
Title No.: 17424316  
And All Other Personal Property Therein  
PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
Apr. 26; May 3, 2024 24-01610L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001870  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 21-004519  
Year of Issuance 2021 Description of Property LEHIGH PARK UNIT 2 BLK 2 PB 15 PG 65 LOT 3 Strap Number 22-44-26-02-00002.0030  
Names in which assessed: YVETTE & SONS LLC, YVETTE & SONS LLC  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01559L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001871  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-008294  
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 2 BLK 5 DB 252 PG 441 LOT 15 Strap Number 07-44-27-02-00005.0150  
Names in which assessed: A L ALLEN, ALBERT L ALLEN, BEVERLY S ALLEN  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01539L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001873  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 20-020027  
Year of Issuance 2020 Description of Property SOUTHWOOD UNIT 26 BLK 135 PB 26 PG 90 LOT 2 Strap Number 08-45-27-26-00135.0020  
Names in which assessed: QI CHENXIANG  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01554L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001874  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-008494  
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 3 BLK.9 DB 252 PG 446 LOT 20 Strap Number 08-44-27-03-00009.0200  
Names in which assessed: PROVIDENT TRUST 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 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01540L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001875  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 21-000357  
Year of Issuance 2021 Description of Property SUNCOAST ESTATES UNR BLK 23 OR 32 PG 526 PT LOT 1 W 110 FT OF N 247.5 FT LESS ROW AS

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001866  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-006146  
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 2 BLK 13 PB 15 PG 78 LOT 8 Strap Number 28-44-26-02-00013.0080  
Names in which assessed: VICTOR VIRGILIO RODRIGUEZ SANABRIA  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01536L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001867  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-006610  
Year of Issuance 2019 Description of Property LEHIGH ESTATES UNIT 7 BLK 10 PB 15 PG 87 LOT 17 Strap Number 33-44-26-07-00010.0170  
Names in which assessed: BRIDGET HAYES-JAROSH, JOHN JAROSH  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01537L

### --- TAX DEEDS ---

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001866  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 18-014326  
Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 7 BLK 64 PB 15 PG 94 LOT 7 Strap Number 02-45-26-07-00064.0070  
Names in which assessed: ARCHIE H CLARK, ARCHIE HANN CLARK ESTATE  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01535L

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Tax Deed #:2023001867  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 20-019405  
Year of Issuance 2020 Description of Property TWIN LAKE ESTATES UNIT 13 BLK 55 PB 15 PG 219 LOT 15 Strap Number 03-45-27-13-00055.0150  
Names in which assessed: VELMA V EVERETT  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01553L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001868  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-006610  
Year of Issuance 2019 Description of Property LEHIGH ESTATES UNIT 7 BLK 10 PB 15 PG 87 LOT 17 Strap Number 33-44-26-07-00010.0170  
Names in which assessed: BRIDGET HAYES-JAROSH, JOHN JAROSH  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01537L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001869  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-006146  
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 2 BLK 13 PB 15 PG 78 LOT 8 Strap Number 28-44-26-02-00013.0080  
Names in which assessed: VICTOR VIRGILIO RODRIGUEZ SANABRIA  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01536L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001870  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 20-020027  
Year of Issuance 2020 Description of Property SOUTHWOOD UNIT 26 BLK 135 PB 26 PG 90 LOT 2 Strap Number 08-45-27-26-00135.0020  
Names in which assessed: QI CHENXIANG  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01554L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001871  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-008294  
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 2 BLK 5 DB 252 PG 441 LOT 15 Strap Number 07-44-27-02-00005.0150  
Names in which assessed: A L ALLEN, ALBERT L ALLEN, BEVERLY S ALLEN  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01539L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001872  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 21-004519  
Year of Issuance 2021 Description of Property LEHIGH PARK UNIT 2 BLK 2 PB 15 PG 65 LOT 3 Strap Number 22-44-26-02-00002.0030  
Names in which assessed: YVETTE & SONS LLC, YVETTE & SONS LLC  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01559L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001873  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-008494  
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 3 BLK.9 DB 252 PG 446 LOT 20 Strap Number 08-44-27-03-00009.0200  
Names in which assessed: PROVIDENT TRUST 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 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01540L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001874  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 21-000357  
Year of Issuance 2021 Description of Property SUNCOAST ESTATES UNR BLK 23 OR 32 PG 526 PT LOT 1 W 110 FT OF N 247.5 FT LESS ROW AS

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001866  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 18-014326  
Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 7 BLK 64 PB 15 PG 94 LOT 7 Strap Number 02-45-26-07-00064.0070  
Names in which assessed: ARCHIE H CLARK, ARCHIE HANN CLARK ESTATE  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01535L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001867  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 20-019405  
Year of Issuance 2020 Description of Property TWIN LAKE ESTATES UNIT 13 BLK 55 PB 15 PG 219 LOT 15 Strap Number 03-45-27-13-00055.0150  
Names in which assessed: VELMA V EVERETT  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Apr. 26; May 3, 10, 17, 2024 24-01553L

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
Tax Deed #:2023001868  
NOTICE IS HEREBY GIVEN that the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 19-006610  
Year of Issuance 2019 Description of Property LEHIGH ESTATES UNIT 7 BLK 10 PB 15 PG 87 LOT 17 Strap

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001335
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001768
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001764
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001868
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001961
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001859
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001856
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001857
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001959
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001966
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001935
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001849
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001766
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001854
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001860
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023002067
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023002014
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001842
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001749
NOTICE IS HEREBY GIVEN that Sha-heen 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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001854
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001865
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001865
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001833
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001842
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

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



## --- TAX DEEDS ---

## FIRST INSERTION

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

Tax Deed #:2023002023  
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: 21-017326  
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 8 BLK.72 PB 18 PG 102 LOT 26 Strap Number 24-45-27-08-00072.0260  
Names in which assessed: JOHN CARBONE, JOHN CARBONE ESTATE, JUDITH A CARBONE  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 26; May 3, 10, 17, 2024

24-01582L

## FIRST INSERTION

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

Tax Deed #:2023002021  
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: 21-018022  
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 2 BLK 17 PB 20 PG 56 LOT 10 Strap Number 28-45-27-02-00017.0100  
Names in which assessed: MARYAM H O S ALHOULAH  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 26; May 3, 10, 17, 2024

24-01587L

## FIRST INSERTION

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

Tax Deed #:2023001947  
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: 20-009690  
Year of Issuance 2020 Description of Property GREENBRIAR UNIT 23 PART E BLK 150 PB 27 PG 37 LOT 9 Strap Number 05-44-27-01-00150.0090  
Names in which assessed: JAMES T MC DONNELL, JAMES T MCDONNELL, MAUREEN MC DONNELL, MAUREEN MCDONNELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 26; May 3, 10, 17, 2024

24-01546L

**SAVE TIME**

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon  
Friday Publication

Business  
Observer

LV20906\_V7

## FIRST INSERTION

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

Tax Deed #:2023002015  
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: 21-007547  
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 2 BLK 6 DB 252 PG 446 LOT 2 Strap Number 08-44-27-02-00006.0020  
Names in which assessed: VERDOT VI LLC, VERDOT VI, 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 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 26; May 3, 10, 17, 2024

24-01563L

## FIRST INSERTION

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

Tax Deed #:2023001939  
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: 20-010117  
Year of Issuance 2020 Description of Property GREENBRIAR UNIT 40 BLK 256 PB 27 PG 63 LOT 12 Strap Number 07-44-27-09-00256.0120  
Names in which assessed: TIMIOS PENSION SCHEME TRUST, TIMIOS PENSION SCHEME, A PENSION TRUST U/A/D SEPTEMBER 28, 2012

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 26; May 3, 10, 17, 2024

24-01552L

## --- PUBLIC SALES ---

## FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of A-COMMERCIAL FLOORING located at 4010 12TH STREET SW in the City of LEHIGH ACRES, Lee County, FL 33976 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of April, 2024.  
JULIAN CRUZ  
April 26, 2024 24-01654L

## FIRST INSERTION

## PUBLIC SALE

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 559.97. 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.

JUNE 24, 2024  
CAT 4 INC 1437 DEL PRADO  
BLVD S CAPE CORAL 2016 CHEV  
1GCVKNECXGZ185602 \$652.57  
April 26, 2024 24-01653L

## FIRST INSERTION

## PUBLIC SALE

Public sale for unpaid towing & storage charges only per FS 713.78 @ 9:00 am Master Touch Auto Repair Inc. DBA Master Touch Auto Body 1508 Viscaya Pkwy Cape Coral 2011 Ford Mustang 2D Red 1ZVBP8AM5B5118990 / T&M Body & Frame, 17305 Pine Ridge Road Fort Myers 1997 Ford F150 Pk Grn 1FTDX172XVNB83590 sale on 5/6/2024 / T&M Body & Frame, 17305 Pine Ridge Road Fort Myers 2008 Niss Sentra 4D Whi 3N1AB61E88L621080 sale on 5/13/2024  
April 26, 2024 24-01657L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1008  
Division Probate  
IN RE: ESTATE OF  
COSMO L. BORDONARO  
Deceased.

The administration of the estate of COSMO L. BORDONARO, deceased, whose date of death was January 17, 2024, 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 April 26, 2024.

**Personal Representative:**  
/s/ Mary Jo Bordonaro  
MARY JO BORDONARO  
21700 Palmetto Dunes Dr., #101  
Estero, Florida 33928

Attorney for Personal Representative:  
/s/ John Paul Bratcher  
JOHN PAUL BRATCHER  
Attorney

Florida Bar Number: 101928  
GrayRobinson, P.A.  
999 Vanderbilt Beach Rd., Suite 612  
Naples, Florida 34108  
Telephone: (239) 598-3601  
Fax: (239) 598-3164  
E-Mail:  
jp.bratcher@gray-robinson.com  
Secondary E-Mail:  
lyndsey.black@gray-robinson.com  
#53110890 v1

Apr. 26; May 3, 2024 24-01603L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-738  
IN RE: ESTATE OF  
KEVIN JAMES MILLER,  
Deceased.

The administration of the estate of KEVIN JAMES MILLER, deceased, whose date of death was July 22, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 2469, Fort Myers, FL 33902. The names and addresses of the curator and the curator'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: April 26, 2024.

**ROBERT D. HINES**  
**Curator**  
1312 W. Fletcher Avenue, Suite B.  
Tampa, FL 33612

Robert D. Hines  
Attorney for Curator  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Ave., Ste. B  
Tampa, Florida 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
bhales@hnh-law.com  
Apr. 26; May 3, 2024 24-01604L

## FIRST INSERTION

Notice to Creditors  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 24-CP-000857  
IN RE: ESTATE OF  
Betsy Lee Latore  
a/k/a Betsy L. Latore  
Deceased.

The administration of the estate of Betsy Lee Latore a/k/a Betsy L. Latore, deceased, whose date of death was February 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

**Personal Representative:**  
**Donald A. Latore**  
18381 Wildblue Boulevard  
Fort Myers, Florida 33913

Attorney for Personal Representative:  
Laura G. MacLean, Attorney  
Florida Bar Number: 0008990  
MacLean and Ema, P.A.  
2600 NE 14th Street Causeway  
Pompano Beach, Florida 33062  
Telephone: (954) 785-1900  
Fax: (954) 942-1006  
E-Mail:  
lauramaclean@maclean-ema.com  
E-Mail:  
karenkniskern@maclean-ema.com  
Apr. 26; May 3, 2024 24-01601L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000820  
IN RE: ESTATE OF  
NANCY L. EMRICH,  
deceased.

The ancillary administration of the testate estate of Nancy L. Emrich, deceased, whose date of death was July 10, 2023, File Number 24-CP-000820 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 first publication of this Notice to Creditors is April 26, 2024.  
**Sandra L. Blouch**  
**Sandra L. Blouch**  
**Personal Representative**  
**of the Estate of Nancy L. Emrich**  
336 Aspen Street  
Middletown, PA 17057  
Brian J. Downey, Esq.  
FL Bar Number: 0017975  
BARRETT MCNAGNY LLP  
Attorney for Personal Representative  
215 E. Berry Street  
Fort Wayne, IN 46802  
(260) 423-8874  
Apr. 26; May 3, 2024 24-01609L

## --- ESTATE ---

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000930  
IN RE: ESTATE OF  
LINDA R. GROFF,  
aka LINDA ROBY GROFF  
Deceased.

The administration of the estate of LINDA R. GROFF, also known as LINDA ROBY GROFF, deceased, whose date of death was January 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2396, Fort Myers, FL 33902-2396. 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 April 26, 2024.

**MELANIE KUNZWEILER**  
**Personal Representative**  
4012 Marlow Loop  
Land O'Lakes, FL 34639

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 413550

Ryne E. Hartt, Esq.  
Florida Bar No. 1011330  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
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Secondary Email:  
rhartt@hnh-law.com  
Apr. 26; May 3, 2024 24-01602L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000112  
IN RE: ESTATE OF  
LUIS ANGEL VASQUEZ,  
Deceased.

The administration of the estate of LUIS ANGEL VASQUEZ, deceased, whose date of death was June 28, 2023 and whose social security number is XXX-XX-5484, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2278, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 April 26, 2024.

**Personal Representative:**  
**AUBRIANA TALAMANTEZ**  
4480 Meade Avenue  
Fort Myers, FL 33901  
Attorney for Personal Representative:  
JOHN D. ROBINSON, ESQ.  
Attorney for Estate  
Florida Bar No. 0389900  
Dean, Ringers, Morgan & Lawton, P.A.  
P.O. Box 2928  
Orlando, FL 32802-2928  
Tel: 407-422-4310 Fax: 407-648-0233  
JRobinson@drml-law.com  
Michelle@drml-law.com  
KatieB@drml-law.com  
Apr. 26; May 3, 2024 24-01605L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1142  
Division Probate  
IN RE: ESTATE OF  
ARMIN R. ZANDER A/K/A  
RICHARD ZANDER  
Deceased.

The administration of the estate of Armin R. Zander a/k/a Richard Zander, deceased, whose date of death was March 18, 2024, 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 April 26, 2024.

**Personal Representative:**  
**Jacob D. Zander**  
4532 Varsity Cir.

Lehigh Acres, Florida 33971  
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  
Apr. 26; May 3, 2024 24-01623L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000692  
IN RE: ESTATE OF  
BEATRICE J. WAY  
Deceased.

The administration of the estate of Beatrice J. Way, deceased, whose date of death was January 28, 2024, 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 April 26, 2024.

**Personal Representative:**  
**Richard Larzelere**  
404 Chevs Landing Road  
Haddonfield, NJ 08033  
Attorney for Personal Representative:  
Tasha A. Warnock  
Attorney for Personal Representative  
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  
Apr. 26; May 3, 2024 24-01608L

-- ESTATE --

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No: 23-CP-2364  
Division: Probate  
IN RE: ESTATE OF  
MARK ANDREW SKIFF  
Deceased.

The administration of the estate of Mark Andrew Skiff, deceased, whose date of death was April 13, 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 representatives and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT 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 April 26, 2024.

**Personal Representatives:**

/s/ Donald R. Skiff  
Donald R. Skiff

5810 Trailwinds Drive Unit 931  
Fort Myers, Florida 33907

/s/ Linda S. Skiff  
Linda S. Skiff

5810 Trailwinds Drive Unit 931  
Fort Myers, Florida 33907

Attorney for Personal Representatives:

/s/ Kelly L. Fayer

Kelly L. Fayer, Attorney

Florida Bar Number: 0121126

12601 World Plaza Lane, Suite 2

Fort Myers, Florida 33907

Telephone: (239) 415-3434

Fax: (239) 433-3434

E-Mail: notice@fayerlaw.net

JOANNE EDWARDS

Notary Public, State of Florida

Commission# HH 133671

My comm. expires May 24, 2025

/s/ Joanne Edwards

Apr. 26; May 3, 2024 24-01628L

## 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 1224  
IN RE: ESTATE OF  
RICHARD PETER STEADMAN  
a/ka RICHARD STEADMAN  
a/k/a RICHARD P. STEADMAN  
Deceased.

The administration of the Estate of Richard Peter Steadman a/ka Richard Steadman a/k/a Richard P. Steadman, deceased, File Number 24 CP 1224, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is April 26, 2024.

**Personal Representative:**

Catherine J. Carroll

309 West Church Street

Benton, IL 62812

Attorney for Personal Representative:

Nathan Dougherty, Esquire

Florida Bar No. 118632

P.O. Box 380984

Murdock, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com

Apr. 26; May 3, 2024 24-01627L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1107  
Division Probate  
IN RE: ESTATE OF  
MADELYN A. CHRONE  
Deceased.

The administration of the estate of Madelyn A. Chrone, deceased, whose date of death was November 7, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO BOX 9346, Fort Myers FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 26, 2024.

**Personal Representative:**

Nicholas M. Chrone

7140 Simms St Unit 101

Arvada, CO 80004

Attorney for Personal Representative:

Jennifer J. Hammond, Esq., 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

00965627.DOCX/2

Apr. 26; May 3, 2024 24-01600L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
24-CP-1144  
IN RE: ESTATE OF:  
CARL LEW YOUNGBLOOD  
Deceased

The administration of the estate of Carl Lew Youngblood, deceased, whose date of death was August 24, 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 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 or shall be: April 26, 2024.

**Personal Representative:**

/s/ Amanda Sprouse

ID ALLQE2Dx9ctefHui8xeEfb1

Amanda Sprouse

15590 Karanan Drive

Alva, Florida 33920

Personal Representative

Attorney for Personal Representative:

/s/ Alexis A. Sitka, P. A.

Alexis A. Sitka, P. A.

Florida Bar Number: 0004766

P.O. Box 150171

Cape Coral, Florida 33915

Telephone: (239) 997-0078

Alexis@sitkcalaw.com

Apr. 26; May 3, 2024 24-01646L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001040  
IN RE: ESTATE OF  
ROBERT H. WILLIAMS  
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 Robert H. Williams, deceased, File Number 24-CP-001040, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street Fort Myers, FL 33901; that the decedent's date of death was December 24, 2023; that the total value of the estate is \$25,300.24 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Mary Jane Williams

5201 BROOKS RD

Fort Myers, FL 33905

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 April 26, 2024.

**Personal Giving Notice:**

Mary Jane Williams

5201 BROOKS RD

Fort Myers, Florida 33905

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:

hillaryh@omplaw.com

Apr. 26; May 3, 2024 23-01642L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 362023CP004016A001CH  
IN RE: ESTATE OF  
ERIC BERNARD JEFFERSON  
Deceased

The administration of the estate of ERIC BERNARD JEFFERSON ("Deceased"), File No. 362023CP004016A001CH, whose date of death was August 22, 2023, has been probated through Summary Administration by the Circuit Court of LEE County Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Meyers, FL 33901. Total value of the estate is \$33,151.57. The estate has been assigned to Jamie Shelton, Jr., 125 Waltham Way, Fayetteville, GA 30214. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 26, 2024.

**JAMIE SHELTON, JR.**

**Personal Representative**

Attorney for Personal Representative:

Amy Pettway, Esquire

1041 Piccadilly Street

Palm Beach Gardens, FL 33418

Ampettway63@gmail.com

561-310-8060

Apr. 26; May 3, 2024 24-01651L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1191  
IN RE: ESTATE OF  
ALAN FRANK O'REILLEY  
Deceased.

The administration of the estate of Alan Frank O'Reilly, deceased, whose date of death was February 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 26, 2024.

**Personal Representative:**

/s/ James John O'Reilly

James John O'Reilly

24769 Goldcrest Drive

Bonita Springs, Florida 34134

Attorney for Personal Representative:

/s/ Luke Tabor Johnson

Luke Tabor Johnson, Attorney

Florida Bar Number: 97966

Sunshine State Law, PLLC

2125 Victoria Avenue

Fort Myers, Florida 33901

Telephone: (239) 790-4477

Fax: (239) 201-2662

E-Mail:

luke@sunshinestatelawoffice.com

Apr. 26; May 3, 2024 24-01632L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-863  
IN RE: ESTATE OF  
ELIZABETH SCHWITTERS,  
Deceased.

The administration of the estate of ELIZABETH SCHWITTERS, deceased, whose date of death was November 15, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT 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: April 26, 2024.

Signed on this 22nd day of April, 2024.

**AUGUSTIN G. SIMMONS, ESQ.**

**Personal Representative**

2080 McGregor Blvd., Suite 101

Fort Myers, FL 33901

Nicole R. Cook, Esq.

Attorney for Personal Representative

Florida Bar No. 124945

SIMMONS & COOK, PLLC

2080 McGregor Blvd., Suite 101

Fort Myers, FL 33901

Telephone: (239) 204-9376

Email: Nicole@lawswfl.com

Secondary Email:

Victoria@lawswfl.com

Apr. 26; May 3, 2024 24-01637L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 24-CP-001164  
Division: Probate  
IN RE: ESTATE OF  
ELEANOR AYERS,  
Deceased.

The administration of the Estate of Eleanor Ayers, deceased, whose date of death was March 4, 2024, 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 April 26, 2024.

**Personal Representative:**

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-1067**  
**Division Probate**  
**IN RE: ESTATE OF JOHN E. SWISHER, III**  
**Deceased.**

The ancillary administration of the estate of JOHN E. SWISHER, III, deceased, whose date of death was December 1, 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: April 26, 2024.

**Personal Representative:****BANK OF ANN ARBOR**/s/ **Mitzi J. Talon**By: **Mitzi J. Talon****Its: Senior Vice President & Trust****Team Manager****c/o Ronald D. Gardner, Esq.****Gardner & Associates, P.C.**

1601 Briarwood Circle, Suite 200

Ann Arbor, MI 48108

Attorney for Personal Representative:

/s/ John Paul Bratcher

JOHN PAUL BRATCHER

Attorney

Florida Bar Number: 101928

Gray/Robinson, P.A.

999 Vanderbilt Beach Rd., Suite 612

Naples, Florida 34108

Telephone: (239) 598-3601

Fax: ( ) 598-3164

E-Mail:

jp.bratcher@gray-robinson.com

Secondary E-Mail:

lyndsey.black@gray-robinson.com

#60016990 v1

Apr. 26; May 3, 2024 24-01606L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-000446**  
**IN RE: ESTATE OF HENRY LEE CARTER,**  
**Deceased.**

The administration of the estate of HENRY LEE CARTER, deceased, whose date of death was February 4, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 2769, 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 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: April 26, 2024.

**SANDRA LOUISE CARTER****Personal Representative**

20201 Estero Gardens Circle, Unit 207

Estero, FL 33928

Robert D. Hines

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Ste. B

Tampa, Florida 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

bhales@hnh-law.com

Apr. 26; May 3, 2024 24-01638L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**24-CP-793**  
**IN RE: ESTATE OF: LLOYD GEORGE DUCRAN,**  
**Deceased.**

The administration of the estate of LLOYD GEORGE DUCRAN, deceased, whose date of death was March 9, 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 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 was or shall be: April 26, 2024.

**Personal Representative:**/s/ **Alexis A. Sitka****Alexis A. Sitka**

P.O. Box 150171

Cape Coral, Florida 33915

Attorney for Personal Representative:

/s/ Alexis A. Sitka, P.A.

Alexis A. Sitka, P.A.

Florida Bar Number: 0004766

P.O. Box 150171

Cape Coral, Florida 33915

Telephone: (239) 997-0078

Alexis@sitkalaw.com

Apr. 26; May 3, 2024 24-01644L

## 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-1256**  
**IN RE: ESTATE OF TIFFANI BRIANA STARKEY**  
**Deceased.**

The administration of the Estate of TIFFANI BRIANA STARKEY, deceased, whose date of death was March 20, 2024, 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 first publication of this notice is April 26, 2024.

**PATRICIA STARKEY****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

Apr. 26; May 3, 2024 24-01643L

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE AS TO COUNT(S) II**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**Case No.: 23-CA-000024**  
**Division: Civil**  
**Judge Kyle S. Cohen**  
**Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida**  
**Plaintiff, vs.**  
**Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Salvatore Vincent Sanzone, deceased, et al.**  
**Defendants.**

Notice is hereby given that on May 17, 2024 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5342L, Week 34, Even Year Biennial Coconut Plantation, a Condominium (the "Condomin-

ium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on April 12, 2024, in Civil Case No. 23-CA-000024, pending in the Circuit Court in Lee County, Florida.

DATED this 04/18/2024.

KEVIN C. KARNES

CLERK OF THE CIRCUIT

COURT AND COMPTROLLER

LEE COUNTY, FLORIDA

(SEAL) By: T. Cline

Deputy Clerk

MANLEY DEAS KOCHALSKI LLC

P. O. Box 165028

Columbus, OH 43216-5028

AMPS@manleydeas.com

22-033057\_MM2

Apr. 26; May 3, 2024 24-01621L

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**Case No.: 24-CA-001021**

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOMÉ**

**MORTGAGE TRUST 2022-RTL, MORTGAGE-BACKED NOTES, SERIES 2022-RTL1,**

**Plaintiff, v.**

**CAPSTONE REALTY, INC., a Florida Corporation; DION**

**HOLTER, an Individual; UNKNOWN TENANT #1;**

**UNKNOWN TENANT #2, Defendant(s).**

To the following Defendant(s): CAPSTONE REALTY INC., a Florida Corporation (RESIDENCE UNKNOWN)

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

LOTS 11 AND 12, BLOCK 219, OF CAPE CORAL UNIT TWO, PART THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 37 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 113 SE 46th Lane, Cape Coral, FL 33904

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 within thirty

(30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 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 PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT LEE COUNTY JUSTICE CENTER, 1700 MONROE STREET, 2ND FLOOR - CIVIL, FORT MYERS, FL 33901, PHONE NO. (239) 533-5000 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this day of 04/23/2024,

Kevin C. Karnes

As Clerk of the Court

(SEAL) By N Watson

As Deputy Clerk

Kelley Kronenberg,

Attorney for Plaintiff,

10360 West State Road 84,

Fort Lauderdale, FL 33324

Apr. 26; May 3, 2024 24-01652L

## FIRST INSERTION

**NOTICE OF SALE AS TO COUNT(S) IV**

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

**Case No.: 23-CA-000024**  
**Division: Civil**

**Judge Kyle S. Cohen**  
**Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida**  
**Plaintiff, vs.**

**ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST SALVATORE VINCENT SANZONE, DECEASED, et al.**

**Defendants.**

Notice is hereby given that on May 17, 2024 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5185, Week 7, Coconut

Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on April 12, 2024, in Civil Case No. 23-CA-000024, pending in the Circuit Court in Lee County, Florida.

DATED this 04/18/2024.

KEVIN C. KARNES

CLERK OF THE CIRCUIT

COURT AND COMPTROLLER

LEE COUNTY, FLORIDA

(SEAL) By: T. Cline

Deputy Clerk

MANLEY DEAS KOCHALSKI LLC

P. O. Box 165028

Columbus, OH 43216-5028

AMPS@manleydeas.com

22-033434\_MM2

Apr. 26; May 3, 2024 24-01618L

## FIRST 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-002302**  
**Division: Judge: Swift, Carolyn D**

**Zacarias Marte-Canela,**

**Petitioner,**

**and**

**Valerio de los Santos heredia,**

**Respondent,**

TO: Valerio de los Santos heredia

10760 Clear lake loop #317 Fort Myers FL 33908

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 Zacarias Marte Canela, whose address is 10760 Clear Lake loop #317 Fort Myers FL 33908, on or before May 20th 2024, and file the original with the clerk of this Court at 1700 Monroe Street fort Myers, fl 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the

relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: none

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

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

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

Dated: 4/10/24

CLERK OF THE CIRCUIT COURT

(SEAL) By: TE

Deputy Clerk

Apr. 26; May 3, 10, 17, 2024

24-01593L

## FIRST INSERTION

**NOTICE OF ACTION FOR PUBLICATION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CIVIL ACTION**  
**Case No. 24-DR-002453**  
**In Re: THE ADOPTION OF: J.M.M., Adoptee,**

**TO: KELLY MARIE PEPPERS**

2132 Davis Boulevard

Fort Myers, Florida, 33905

Current Residence is Unknown

YOU ARE NOTIFIED that an action for Adoption by Grandparent has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kelly L. Fayer, Esq., Attorney for Petitioner, whose address is 12601 World Plaza Lane, Suite 2, Fort Myers, Florida 33907 on or before May 28, 2024, and the original with the clerk of this court at Lee County Justice Center, PO Box 310, Fort Myers, Florida 33902, either before service on Petitioner's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Ken Kellum, Operations Division Manager for the 20th Judicial Circuit 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.

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

GENERAL JURISDICTION  
DIVISION  
**CASE NO. 23-CA-001717**  
**SPECIALIZED LOAN SERVICING  
LLC,**  
**Plaintiff, vs.**

**UNKNOWN TENANT IN  
POSSESSION 1, et al.,**  
**Defendant.**

To: KEVIN R. NEZNEK, 983 PARK  
AVE, UNIT 6A, NEW YORK, NY  
10028

UNKNOWN SPOUSE OF KEVIN R.  
NEZNEK, 983 PARK AVE, UNIT 6A,  
NEW YORK, NY 10028

LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE: 983 PARK  
AVE, UNIT 6A, NEW YORK, NY  
10028  
YOU ARE HEREBY NOTIFIED that  
an action to foreclose Mortgage  
covering the following real and personal  
property described as follows, to-wit:  
LOT 30, BLOCK F, UNIT 2,  
TRAILWINDS, ACCORDING  
TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK  
14, PAGE 88, PUBLIC RE-  
CORDS OF LEE COUNTY,  
FLORIDA.

has been filed against you and you are  
required to a copy of your written de-  
fenses, if any, to it on Keith Ustler, Mc-  
Calla Raymer Leibert Pierce, LLC, 225  
East Robinson Street, Suite 155, Orlan-  
do, FL 32801 and file the original with  
the Clerk of the above- styled Court on  
or before within 30 days from the first  
publication, otherwise a Judgment may  
be entered against you for the relief de-  
manded in the Complaint.

WITNESS my hand and seal of said  
Court on the day of 04/22/2024.

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

MCCALLA RAYMER LEIBERT  
PIERCE, LLC  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
23-05603FL  
Apr. 26; May 3, 2024 24-01641L

## FIRST INSERTION

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

**CASE NO.: 24-CA-002216**  
**PHH MORTGAGE CORPORATION,**  
**Plaintiff, VS.**

**THE ESTATE OF MARY ANN  
DARLING, DECEASED; et al.,**  
**Defendant(s).**

TO: The Estate of Mary Ann Darling,  
deceased

Last Known Residence: Unknown

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

LOT 6, BLOCK 72, UNIT 13,  
SECTION 10, TOWNSHIP 45  
SOUTH, RANGE 27 EAST,  
LEHIGH ACRES, A SUBDI-  
VISION ACCORDING TO  
THE PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 18,  
AT PAGE 14, OF THE PUBLIC  
RECORDS OF LEE COUNTY,

FLORIDA.

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on ALDRIDGE  
PITE, LLP, Plaintiff's attorney, at 5300  
West Atlantic Avenue Suite 303 Delray  
Beach, FL 33484, within 30 days of 1st  
publication date, and file the original  
with the clerk of this court either before  
service on Plaintiff's attorney or im-  
mediately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the complaint or petition.  
Dated on 04/18/2024.

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  
1395-1107B  
Ref# 7590  
Apr. 26; May 3, 2024 24-01615L

## FIRST 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-002496**

**Division: Judge: Schreiber, Lee Ann  
Marleni G Alvarez,**  
**Petitioner,**  
**and**  
**Jose Franklin Alvarez-Vigil,**  
**Respondent,**

TO: Jose Franklin Alvarez Vigil  
4507 15th ST SW Lehigh Acres FL  
33913

YOU ARE NOTIFIED that an ac-  
tion 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 Marleni G Alva-  
rez, whose address is 13441 Caribbean  
Blvd Ft Myers FL 33905, on or before  
May 28, 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 en-  
tered against you for the relief demand-

ed in the petition.

The action is asking the court to de-  
cide how the following real or personal  
property should be divided: None  
Copies of all court documents in this  
case, including orders, are available at  
the Clerk of the Circuit Court's office.  
You may review these documents upon  
request.

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

WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.  
Dated: 4-17-24

CLERK OF THE CIRCUIT COURT  
(SEAL) BY: JG  
Deputy Clerk  
Apr. 26; May 3, 10, 17, 2024  
24-01594L

## FIRST INSERTION

**CLERK'S NOTICE OF SALE  
UNDER F.S. CHAPTER 45**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR

LEE COUNTY FLORIDA  
CIVIL ACTION  
**CASE NO.: 23-CC-6072**

**ISLE OF PINES OWNERS  
ASSOCIATION INC., a Florida Not  
for Profit Corporation,**  
**Plaintiff, vs.**

**JOE CUNNINGHAM and  
UNKNOWN SPOUSE OF JOE  
CUNNINGHAM,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pur-  
suant to the Final Default Judgment of  
Foreclosure entered on the 8th day of  
March 2024 and the Order Reschedul-  
ing Clerk's Sale entered on the 15th day  
of April 2024 in the above-styled cause,  
the Clerk of Court will sell to the highest  
and best bidder for cash online at www.  
lee.realforeclose.com at 9:00 a.m. on  
May 16, 2024 the following described  
property:

Parcel 22, ISLE OF PINES be-  
ing a Planned Unit Development in  
the North 3/4 of the North-  
west 1/4 of the Northeast 1/4 of the  
Northwest 1/4 of Section 7,  
Township 44 South, Range 22  
East, Less the North 30' and the  
West 30' thereof, lying and be-  
ing in Lee County, Florida, more  
particularly described as follows:  
COMMENCE at the Northwest  
corner of said North 3/4 of the  
Northwest 1/4 of the North-  
east 1/4 of the Northwest 1/4 of the  
Section 7, Township 44 South,  
Range 22 East; Thence N 89 de-  
grees 58 minutes 59 seconds E

along the North line said North  
3/4 and the centerline of Ca-  
loosa Drive (a 60' Right-of-Way)  
a distance of 434.65' to a point;  
Thence S 00 degrees 01 minutes  
01 seconds E departing, at right  
angles, said North line a distance  
of 407.09' to the POINT OF BE-  
GINNING OF THE Parcel herein  
described;

Thence North 89 degrees 56  
minutes 12 seconds East for a  
distance of 75.00 feet; thence  
South 0 degrees 3 minutes 48  
seconds East for a distance of  
70.00 feet; thence South 89  
degrees 56 minutes 12 seconds  
West for a distance of 75.00 feet;  
thence North 0 degrees 3 min-  
utes 48 seconds West for a dis-  
tance of 70.00 feet to the POINT  
OF BEGINNING.

Together with and subject to cov-  
enants, easements and restric-  
tions of record and the Isle of  
Pines Owners Association, Inc.  
By-Laws.

Street Address: 7716 Mysrine  
Circle, Bokeelia, Florida 33922  
Parcel ID Number:  
07-44-22-04-00000.0220

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

DATED this 23 day of April 2024.

Kevin C. Karnes,  
Clerk of Court  
(SEAL) BY: E. Windler  
Deputy Clerk

Melville G. Brinson III, Esquire  
{00081678.DOCX}  
Apr. 26; May 3, 2024 24-01647L

## FIRST INSERTION

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

**CASE NO.: 23-CA-006527**  
**PENNYMAC LOAN SERVICES,  
LLC,**  
**Plaintiff, v.**  
**DOMINIC M. MONTANEZ, et al.,**  
**Defendants.**

NOTICE is hereby given that Kevin  
C. Karnes, Clerk of the Circuit Court  
of Lee County, Florida, will on June 6,  
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:

Lots 57 and 58, Block 453, CAPE  
CORAL UNIT 14, according to  
the map or plat thereof, as re-  
corded in Plat Book 13, Pages  
61 through 68, of the Public Re-  
cords of Lee County, Florida.  
Property Address: 3632 SE 8th  
Pl, Cape Coral, FL 33904

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

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

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

WITNESS my hand and official seal  
of this Honorable Court this day of  
04/17/2024.

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

Tiffany & Bosco, P.A.  
1201 S. Orlando Ave.,  
Suite 430  
Winter Park, FL 32789  
floridaservice@tblaw.com  
Apr. 26; May 3, 2024 24-01599L

## 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-010606**  
**LAKEVIEW LOAN SERVICING,  
LLC,**  
**Plaintiff, vs.**

**JOSE BORGES; UNITED STATES  
OF AMERICA, ACTING ON  
BEHALF OF THE SECRETARY OF  
HOUSING AND URBAN  
DEVELOPMENT; VIVIANA  
TORRES; 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.real  
foreclose.com at 9:00 AM on the 16  
day of May, 2024, the following de-  
scribed property as set forth in said Fi-  
nal Judgment, to wit:

LOT 4, BLOCK 2, UNIT 1,  
LEHIGH ACRES, SECTION  
21, TOWNSHIP 44 SOUTH,  
RANGE 27 EAST, ACCORDING  
TO THE PLAT THEREOF, RE-  
CORDED IN PLAT BOOK 15,  
PAGE(S) 1 THROUGH 101, IN-  
CLUSIVE, AND DEED BOOK  
254, PAGE 65, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.

PROPERTY ADDRESS: 816  
MCKINLEY AVENUE, LE-  
HIGH ACRES, FL 33972

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 04/18/2024.

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  
23-00769  
Apr. 26; May 3, 2024 24-01617L

## FIRST INSERTION

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

**CIVIL ACTION**  
**CASE NO.: 24-CA-2609**  
**IN RE: FORFEITURE OF**  
**\$11,180.00 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-  
TTITIONER 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 \$11,180.00 U.S. Currency  
be forfeited to the Petitioner, SHERIFF  
CARMINE MARCENO, for the use and  
benefit of the LEE COUNTY SHER-  
IFF'S OFFICE..

You are further advised that the  
LEE COUNTY SHERIFF'S OFFICE is  
presently holding the above described  
\$11,180.00 U.S. Currency.

You are required to file a copy

of your written defenses, if any, to  
said forfeiture action on KATHER-  
INE H. WELCH, Petitioner's attor-  
ney, whose address is Lee County  
Sheriff's Department, 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 demanded  
in the Complaint.

Dated this 17th day of April, 2024  
Kevin C. Karnes  
Clerk of Court  
(SEAL) BY: K. 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  
Apr. 26; May 3, 2024 24-01598L

## FIRST INSERTION

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

**CASE NO.: 24-CA-001592**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, VS.**

**OLEN F. STARLING; et al.,**  
**Defendant(s).**

TO: Olen F. Starling

Last Known Residence: 2507 Park  
View Dr. Fort Myers, FL 33905

TO: Unknown Spouse of Olen F. Star-  
ling

Last Known Residence: 2507 Park  
View Dr. Fort Myers, FL 33905

TO: Unknown Tenant #1

Last Known Residence: 2507 Park  
View Dr. Fort Myers, FL 33905

TO: Unknown Tenant #2

Last Known Residence: 2507 Park  
View Dr. Fort Myers, FL 33905

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

LOT 77, BLOCK 8, FORT MY-  
ERS SHORES, UNIT 1, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 9, PAGE(S)  
151 THROUGH 154, OF THE  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on ALDRIDGE  
PITE, LLP, Plaintiff's attorney, at 5300  
West Atlantic Avenue Suite 303 Delray  
Beach, FL 33484, on or before 30 days  
of 1st publication date, and file the ori-  
ginal 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 04/17/2024  
Kevin C. Karnes  
As Clerk of the Court  
(SEAL) BY: K. Harris  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
1184-2155B  
Ref# 7545  
Apr. 26; May 3, 2024 24-01596L

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**

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

**CIVIL ACTION**  
**CASE NO.: 36-2023-CA-004736**  
**HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
SG MORTGAGE SECURITIES  
TRUST 2006-FREI, ASSET  
BACKED CERTIFICATES, SERIES  
2006-FREI,**

**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS CLAIMING  
BY, THROUGH, UNDER, OR  
AGAINST, ANNA J. HURSELL  
AKA ANNA JUNE HURSELL,  
DECEASED, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant  
to a Final Judgment of Foreclosure  
dated April 11, 2024, and entered in  
Case No. 36-2023-CA-004736 of the  
Circuit Court of the Twentieth Judicial  
Circuit in and for Lee County, Florida  
in which HSBC Bank USA, National

Association, as Trustee for SG Mort-  
gage Securities Trust 2006-FREI, Asset  
Backed Certificates, Series 2006-FREI,  
is the Plaintiff and The Unknown Heirs,  
Devisees, Grantees, Assignees, Lienors,  
Creditors, Trustees, or other Claimants,  
claiming by, through, under, or against,  
Anna J. Hursell aka Anna June Hursell,  
deceased; Brandon Hursell; Clarence  
Edward Hursell aka Edward Hursell;  
Doris Stevenson; Lawrence Phillip  
Hursell, Jr.; Lindsay Hursell; Any And  
All Unknown Parties Claiming by,  
Through, Under, And Against The  
Herein named Individual Defendant(s)  
Who are not Known To Be Dead Or  
Alive, Whether Said Unknown Parties  
May Claim An Interest in Spouses,  
Heirs, Devisees, Grantees, Or Other  
Claimants are defendants, the Lee  
County Clerk of the Circuit Court will  
sell to the highest and best bidder for  
cash in/on www.lee.realforeclose.com  
in accordance with chapter 45 Florida  
Statutes, Lee County, Florida at 9:00am  
on the 17th day of May, 2024, the fol-  
lowing described property as set forth  
in said Final Judgment of Foreclosure:

LOT 19, BLOCK 29, UNIT 7,  
WILLOW LAKE ADDITION  
I, SECTION 4, TOWNSHIP  
45 SOUTH, RANGE 27 EAST,

Association, as Trustee for SG Mort-  
gage Securities Trust 2006-FREI, Asset  
Backed Certificates, Series 2006-FREI,  
is the Plaintiff and The Unknown Heirs,  
Devisees, Grantees, Assignees, Lienors,  
Creditors, Trustees, or other Claimants,  
claiming by, through, under, or against,  
Anna J. Hursell aka Anna June Hursell,  
deceased; Brandon Hursell; Clarence  
Edward Hursell aka Edward Hursell;  
Doris Stevenson; Lawrence Phillip  
Hursell, Jr.; Lindsay Hursell; Any And  
All Unknown Parties Claiming by,  
Through, Under, And Against The  
Herein named Individual Defendant(s)  
Who are not Known To Be Dead Or  
Alive, Whether Said Unknown Parties  
May Claim An Interest in Spouses,  
Heirs, Devisees, Grantees, Or Other  
Claimants are defendants, the Lee  
County Clerk of the Circuit Court will  
sell to the highest and best bidder for  
cash in/on www.lee.realforeclose.com  
in accordance with chapter 45 Florida  
Statutes, Lee County, Florida at 9:00am  
on the 17th day of May, 2024, the fol-  
lowing described property as set forth  
in said Final Judgment of Foreclosure:

LOT 19, BLOCK 29, UNIT 7,  
WILLOW LAKE ADDITION  
I, SECTION 4, TOWNSHIP  
45 SOUTH, RANGE 27 EAST,

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**

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

**CIVIL DIVISION**  
**CASE NO. 23-CA-012746**  
**U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR  
LEGACY MORTGAGE ASSET  
TRUST 2021-GS4,**

**Plaintiff, vs.**  
**DORETHA JOHNSON  
CRAWFORD A/K/A DORETHA  
D. CRAWFORD; UNKNOWN  
TENANT NO. 1; UNKNOWN  
TENANT NO. 2; and ALL  
UNKNOWN PARTIES CLAIMING  
INTERESTS BY, THROUGH,  
UNDER OR AGAINST A NAMED  
DEFENDANT TO THIS ACTION,  
OR HAVING OR CLAIMING TO  
HAVE ANY RIGHT, TITLE OR  
INTEREST IN THE PROPERTY  
HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Summary Final Judgment of  
Foreclosure dated April 11, 2024, and  
entered in Case No. 23-CA-012746 of

the Circuit Court in and for Lee County,  
Florida, wherein U.S. BANK TRUST  
NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR LEGACY  
MORTGAGE ASSET TRUST 2021-  
GS4 is Plaintiff and DORETHA JOHN-  
SON CRAWFORD A/K/A DORETHA  
D. CRAWFORD; UNKNOWN TEN-  
ANT NO. 1; UNKNOWN TENANT  
NO. 2; and ALL UNKNOWN PART-  
TIES CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR CLAIM-  
ING TO HAVE ANY RIGHT, TITLE  
OR INTEREST IN THE PROPERTY  
HEREIN DESCRIBED, are Defen-  
dants, I will sell to the highest and best  
bidder for cash on Lee County's Public  
Auction website, www.lee.realforeclose.  
com, at 9:00 a.m., on May 30, 2024,  
the following described property as set  
forth in said Order or Final Judgment,  
to-wit:

THE WESTERLY 66 2/3 FEET  
OF LOT 2, BLOCK 2, OF THAT  
CERTAIN SUBDIVISION  
KNOWN AS FAIRVIEW, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 3, PAGE 60,  
PUBLIC RECORDS OF LEE

COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS  
AS UNCLAIMED. THE COURT, IN  
ITS DISCRETION, MAY ENLARGE  
THE TIME OF THE SALE. NOTICE  
OF THE CHANGED TIME OF SALE  
SHALL BE PUBLISHED AS PROVID-  
ED HEREIN.

Pursuant to Florida Statute  
45.031(2), this notice shall be published  
twice, once a week for two consecutive  
weeks, with the last publication being at  
least 5 days prior to the sale.  
DATED at Ft. Myers, Florida, on  
04/22/2024.

KEVIN C. KARNES  
As Clerk, Circuit Court  
(SEAL) BY: T. Cline  
As Deputy Clerk

## FIRST INSERTION

--- SALES ---

FIRST INSERTION

**NOTICE OF SALE AS TO COUNT(S) I**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**Case No.: 23-CA-000024**  
 Division: Civil  
**Judge Kyle S. Cohen**  
**Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida**  
**Plaintiff, vs.**  
**Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Salvatore Vincent Sanzone, deceased, et al.**  
**Defendants.**

Notice is hereby given that on May 17, 2024 at 9:00 AM, offer by electronic sale at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) the following described Timeshare Ownership Interest:  
 Unit 5260L, Week 10, Coconut Plantation, a Condominium (the "Condominium"), according to

the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").  
 Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 The sale is being held pursuant to the Final Judgment of Foreclosure, entered on April 12, 2024, in Civil Case No. 23-CA-000024, pending in the Circuit Court in Lee County, Florida.  
 DATED this 04/18/2024.  
**KEVIN C. KARNES**  
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA  
 (SEAL) By: T. Cline  
 Deputy Clerk  
**MANLEY DEAS KOCHALSKI LLC**  
 P. O. Box 165028  
 Columbus, OH 43216-5028  
[AMPS@manleydeas.com](mailto:AMPS@manleydeas.com)  
 22-034362\_MM2  
 Apr. 26; May 3, 2024 24-01620L

FIRST INSERTION

**CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45**  
 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA  
 CIVIL ACTION  
**CASE NO.: 23-CC-6075**  
**ISLE OF PINES OWNERS ASSOCIATION INC., a Florida Not for Profit Corporation,**  
**Plaintiff, vs.**  
**JOE CUNNINGHAM and UNKNOWN SPOUSE OF JOE CUNNINGHAM,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Default Judgment of Foreclosure entered on the 8th day of March 2024 and the Order Rescheduling Clerk's Sale entered on the 15th day of April 2024 in the above-styled cause, the Clerk of Court will sell to the highest and best bidder for cash online at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) at 9:00 a.m. on May 16, 2024 the following described property:  
 Parcel 12, ISLE OF PINES being a Planned Unit Development in the North 3/4 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 44 South, Range 22 East, Less the North 30' and the West 30' thereof, lying and being in Lee County, Florida, more particularly described as follows: COMMENCE at the Northwest corner of said North 3/4 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 44 South, Range 22 East; THENCE N 89 degrees 58 minutes 59 seconds E along the North line said North 3/4 and the centerline of Caloosa Drive (a 60' Right-of-Way)

a distance of 596.24' to a point; THENCE S 00 degrees 01 minutes 01 seconds E departing, at right angles, said North line a distance of 297.45' to the POINT OF BEGINNING of the Parcel herein described;  
 THENCE South 89 degrees 16 minutes 22 seconds East for a distance of 45.00 feet;  
 THENCE South 0 degrees 43 minutes 38 seconds West for a distance of 90.00 feet;  
 THENCE North 89 degrees 16 minutes 22 seconds West for a distance of 80.44 feet;  
 THENCE North 0 degrees 3 minutes 48 seconds West for a distance of 25.00 feet;  
 THENCE North 29 degrees 33 minutes 38 seconds East for a distance of 74.20 feet to the POINT OF BEGINNING.  
 Together with and subject to covenants, easements and restrictions of record and the Isle of Pines Owners Association, Inc. By-Laws.  
 Said Property contains .1401 acres more or less.  
 Street Address: 7722 Myrsine Circle, Bokeelia, Florida 33922  
 Parcel ID Number: 07-44-22-04-00000 .0120  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
 DATED this 23 day of April 2024.  
 Kevin C. Karnes,  
 Clerk of Court  
 (SEAL) By: E. Windler  
 Deputy Clerk  
 Melville G. Brinson III, Esquire  
 {00081678.DOCX}  
 Apr. 26; May 3, 2024 24-01648L

FIRST INSERTION

**CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45**  
 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA  
 CIVIL ACTION  
**CASE NO.: 23-CC-6080**  
**ISLE OF PINES OWNERS ASSOCIATION INC., a Florida Not for Profit Corporation,**  
**Plaintiff, vs.**  
**JOE CUNNINGHAM and UNKNOWN SPOUSE OF JOE CUNNINGHAM,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Default Judgment of Foreclosure entered on the 8th day of March 2024 and the Order Rescheduling Clerk's Sale entered on the 15th day of April 2024 in the above-styled cause, the Clerk of Court will sell to the highest and best bidder for cash online at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) at 9:00 a.m. on May 16, 2024 the following described property:  
 Parcel 16, ISLE OF PINES being a Planned Unit Development in the North 3/4 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 44 South, Range 22 East, Less the North 30' and the West 30' thereof, lying and being in Lee County, Florida, more particularly described as follows: COMMENCE at the Northwest corner of said North 3/4 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 44 South, Range 22 East; THENCE N 89 degrees 58 minutes 59 seconds E along the North line said North

3/4 and the centerline of Caloosa Drive (a 60' Right-of-Way) a distance of 240.73' to a point; THENCE S 00 degrees 01 minutes 01 seconds E departing, at right angles, said North line a distance of 208.24' to the POINT OF BEGINNING of the Parcel herein described;  
 THENCE North 89 degrees 56 minutes 12 seconds East for a distance of 60.00 feet  
 THENCE South 0 degrees 3 minutes 48 seconds West for a distance of 80.00 feet  
 THENCE North 89 degrees 56 minutes 12 seconds West for a distance of 60.00 feet  
 THENCE North 0 degrees 3 minutes 48 seconds West for a distance of 80.00 feet to the POINT OF BEGINNING.  
 Together with and subject to covenants, easements and restrictions of record and the Isle of Pines Owners Association, Inc. By-Laws.  
 Street Address: 7659 Myrsine Circle, Bokeelia, Florida 33922  
 Parcel ID Number: 07-44-22-04-00000.0160  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
 DATED this 23 day of April 2024.  
 Kevin C. Karnes,  
 Clerk of Court  
 (SEAL) By: E. Windler  
 Deputy Clerk  
 Melville G. Brinson III, Esquire  
 {00081678.DOCX}  
 Apr. 26; May 3, 2024 24-01649L



**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Deadline Wednesday at noon • Friday Publication**

--- ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT,  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
**CASE NO.: 24-CA-002687**  
**MIA CASA HOMES, LLC, a Florida**  
**Limited Liability Company,**  
**Plaintiff, vs.**  
**MARK RICHARD MASHITER, as**  
**Co-Trustee of the Timios Pension**  
**Scheme, a Pension Trust dated**  
**September 28, 2012; and VIDETT**  
**GOVERNANCE SERVICES**  
**LIMITED, a UK Registered**  
**Company Number 03021321, f/k/a**  
**PUNTER SOUTHALL**  
**GOVERNANCE SERVICES**  
**LIMITED, f/k/a PS INDEPENDENT**  
**TRUSTEES LIMITED, as Co-Trustee**  
**of the Timios Pension Scheme, a**  
**Pension Trust dated September 28,**  
**2012,**  
**Defendants.**  
TO: MARK RICHARD MASHITER,  
as Co-Trustee of the Timios Pension  
Scheme, a Pension Trust dated Sep-  
tember 28, 2012 ("Defendant"), and all  
unknown parties claiming by, through,  
under or against the above-named De-  
fendant, who are not known to be dead  
or alive, whether said unknown par-

ties claim as heirs, devisees, grantees,  
assignees, lienors, creditors, trustees,  
spouses, or other claimants  
Current Residences Unknown.  
YOU ARE NOTIFIED that an action  
to quiet title on the following property  
in Lee County, Florida.  
LOT 20, BLOCK 131, UNIT 22  
PT'S, GREENBRIAR, SECTION  
9, TOWNSHIP 44 SOUTH,  
RANCH 27 EAST, AS PER  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 27, PAGE 35,  
OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.  
Also known as:  
GREENBRIAR UNIT 22 PT S  
BLK 131 PB 27 PG 35 LOT 20  
(the "Property").  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Woolsey  
Morcom, PLLC, Plaintiff's attorney,  
whose address is 203 Fort Wade Road,  
Suite 260, Ponte Vedra, Florida 32081,  
on or before May 28, 2024 or within  
thirty (30) days after the first publica-  
tion of this Notice of Action, and file  
the original with the Clerk of this Court  
at Justice Center, 2nd Floor, 2705 Dr.  
Martin Luther King Jr. Boulevard, Fort  
Myers, FL 33901, either before service

on Plaintiff's attorney or immediately  
thereafter; otherwise, a default will be  
entered against you for the relief de-  
manded in the complaint petition.  
AMERICANS WITH DISABILI-  
TIES ACT (ADA) NOTICE: IN AC-  
CORDANCE WITH THE AMERI-  
CANS WITH DISABILITIES ACT  
OF 1990 (ADA) PERSONS NEED-  
ING A SPECIAL ACCOMMODA-  
TION TO PARTICIPATE IN THIS  
PROCEEDING SHOULD CONTACT  
THE COURT ADMINISTRATORS'  
OFFICE, TELEPHONE: (904) 630-  
2564; OR, IF HEARING IMPAIRED,  
1-800-955-8771 (TTD); OR 1-800-  
955-8770 (V); VIA FLORIDA RELAY  
SERVICE.  
WITNESS my hand and seal of the  
Court on this 17th day of April, 2024.  
KEVIN C. KARNES  
Clerk of the Circuit Court  
(SEAL) By: K. Haris  
Deputy Clerk  
  
Woolsey Morcom, PLLC,  
Plaintiff's attorney,  
203 Fort Wade Road,  
Suite 260,  
Ponte Vedra, Florida 32081  
Apr. 26; May 3, 10, 17, 2024  
24-01595L

FIRST INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE**  
**PROPERTY**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT OF  
FLORIDA,  
IN AND FOR LEE COUNTY  
**CIVIL ACTION NO: 24-CA-002114**  
**Civil Division**  
**IN RE:**  
**THE LAKES OF ESTERO**  
**HOMEOWNERS ASSOCIATION,**  
**INC., a Florida non-profit**  
**Corporation, Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND**  
**ALL OTHERS WHO MAY CLAIM**  
**INTEREST IN THE ESTATE OF**  
**WHITNEY S. RHODA, DECEASED;**  
**UNKNOWN TENANTS IN**  
**POSSESSION, IF ANY, et al.**  
**Defendant(s),**  
TO: UNKNOWN HEIRS, BENEFI-

CERIES, DEVISEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES  
AND ALL OTHERS WHO MAY  
CLAIM INTEREST IN THE ESTATE  
OF WHITNEY S. RHODA, DE-  
CEASED.  
YOU ARE HEREBY NOTIFIED  
that an action to foreclose a lien on  
the following property in LEE County,  
Florida:  
LOT 38, LAKES ESTERO, A  
SUBDIVISION ACCORDING  
TO THE PLAT THEREOF RE-  
CORDED AT PLAT BOOK 72,  
PAGES 78 THROUGH 83, IN  
THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA.  
A lawsuit has been filed against you and  
you are required to serve a copy of your  
written defenses, if any to it on FLOR-  
IDA COMMUNITY LAW GROUP,  
P.L., Attorney for THE LAKES OF  
ESTERO HOMEOWNERS ASSOCIA-  
TION, INC., whose address is P.O. Box  
292965, Davie, FL 33329-2965 and file  
the original with the clerk of the above

styled court within 30 days from the  
first date of publication, whichever is  
later); otherwise a default will be en-  
tered against you for the relief prayed  
for in the complaint or petition.  
This notice shall be published once a  
week for two consecutive weeks in The  
Lee County Business Observer (News-  
paper)  
WITNESS my hand and the seal of  
said court at LEE County, Florida on  
this day of 04/18/2024  
KEVIN KARNES  
As Clerk, Circuit Court  
LEE County, Florida  
(SEAL) By: N. Watson  
As Deputy Clerk  
  
Florida Community Law Group, P.L.  
Jared Block, Esq.  
P.O. Box 292965  
Davie, FL 33329-2965  
Phone: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@fclg.com  
Fla Bar No.: 90297  
Apr. 26; May 3, 2024 24-01619L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
**CASE NO.: 24-CA-000597**  
**KIAYI FUNDING, INC.,**  
**Plaintiff, v.**  
**CAPSTONE REALTY INC, a Florida**  
**Corporation; DION HOLTER, an**  
**Individual; EAGLE'S LANDING**  
**HOMEOWNERS' ASSOCIATION,**  
**INC.; UNKNOWN TENANT #1;**  
**UNKNOWN TENANT #2,**  
**Defendant(s),**  
To the following Defendant(s):  
CAPSTONE REALTY INC, a Florida  
Corporation  
(RESIDENCE UNKNOWN)  
YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:  
EAGLE'S LANDING UNIT 3R  
(3A), SECTION 1, TOWNSHIP  
46 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA.  
FROM THE NORTHEAST  
CORNER OF LOT 29, BLOCK  
17, THE FOREST, UNIT 3, AS  
RECORDED IN PLAT BOOK  
35 AT PAGES 34 THROUGH  
37 OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORI-  
DA, THENCE N 88°58'29" E  
ALONG THE SOUTHERLY  
LINE OF TIMBERLAKE  
DRIVE S.W. (PB 35, PAGES  
34-37) FOR 225.34 FEET TO  
A POINT ON A CURVE CON-  
CAVE WESTERLY; THENCE  
SOUTHEASTERLY ALONG  
THE SOUTHWESTERLY  
LINE OF AN ACCESS EASE-  
MENT ALONG THE ARC OF  
A CURVE TO THE RIGHT  
(RADIUS 21.00 FEET, DELTA

ANGLE 19°08'10", CHORD  
DISTANCE 6.98 FEET, CHORD  
BEARING S 19°43'32" E)  
FOR 7.01 FEET TO A POINT  
OF REVERSE CURVATURE,  
THENCE SOUTHERLY AND  
SOUTHEASTERLY ALONG  
SAID SOUTHWESTERLY  
LINE ALONG THE ARC OF  
A CURVE TO THE LEFT (RA-  
DIUS 165.00 FEET, DELTA  
ANGLE 44°39'19", CHORD  
DISTANCE 125.37 FEET) FOR  
128.60 FEET TO THE POINT  
OF TANGENCY; THENCE  
S 54°48'46" E ALONG SAID  
SOUTHWESTERLY LINE  
FOR 17.81 FEET TO A POINT  
OF CURVATURE; THENCE  
SOUTHEASTERLY ALONG  
SAID SOUTHWESTERLY  
LINE ALONG THE ARC OF  
A CURVE TO THE LEFT (RA-  
DIUS 150.00 FEET, DELTA  
ANGLE 25 DEGREES 14' 36",  
CHORD DISTANCE 65.55  
FEET) FOR 66.09 FEET TO  
THE POINT OF BEGINNING;  
THENCE EASTERLY ALONG  
SAID SOUTHWESTERLY  
LINE ALONG THE ARC OF  
A CURVE TO THE LEFT (RA-  
DIUS 150.00 FEET, DELTA AN-  
GLE 13°40'40", CHORD DIS-  
TANCE 35.72 FEET) FOR 35.81  
FEET; THENCE S 12°00'21" E  
FOR 247.10 FEET; THENCE S  
82°49'49" W FOR 87.49 FEET;  
THENCE N 00°03'31" W FOR  
254.55 FEET TO THE POINT  
OF BEGINNING.  
a/k/a 16610 Timberlakes Dr #2,  
Fort Myers, FL 33908  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, upon Kelley Kro-

nenberg, Attorney for Plaintiff, whose  
address is 10360 West State Road 84,  
Ft Lauderdale, FL 33324 on or before  
thirty (30) days after the first publica-  
tion of this Notice in Business Observer  
and file the original with the Clerk of  
this Court either before service on  
Plaintiff's attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief de-  
manded in the complaint.  
This notice is provided pursuant to  
Administrative Order No. 2.065.  
IN ACCORDANCE WITH THE  
AMERICANS WITH DISABILITIES  
ACT, IF YOU ARE A PERSON WITH  
A DISABILITY WHO NEEDS ANY  
ACCOMMODATION IN ORDER TO  
PARTICIPATE IN THIS PROCEED-  
ING, YOU ARE ENTITLED, AT NO  
COST TO YOU, TO PROVISIONS OF  
CERTAIN ASSISTANCE. PLEASE  
CONTACT THE COURT ADMINIS-  
TRATOR AT LEE COUNTY JUSTICE  
CENTER, 1700 MONROE STREET,  
2ND FLOOR - CIVIL, FORT MYERS,  
FL 33901, PHONE NO. (239) 533-  
5000 WITHIN 2 WORKING DAYS  
OF YOUR RECEIPT OF THIS NO-  
TICE OR PLEADING; IF YOU ARE  
HEARING IMPAIRED, CALL 1-800-  
955-8771 (TDD); IF YOU ARE VOICE  
IMPAIRED, CALL 1-800-995-8770 (V)  
(VIA FLORIDA RELAY SERVICES).  
WITNESS my hand and the seal of  
this Court this 22nd day of April,  
2024.  
Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By K Harris  
As Deputy Clerk  
  
Kelley Kronenberg,  
Attorney for Plaintiff,  
10360 West State Road 84,  
Ft Lauderdale, FL 33324  
Apr. 26; May 3, 2024 24-01639L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
**CIRCUIT CIVIL DIVISION**  
**CASE NO.: 2024CA000503**  
**CROSSCOUNTRY MORTGAGE,**  
**LLC**  
**Plaintiff(s), vs.**  
**STANLEY CYPRESS IV; THE**  
**UNKNOWN SPOUSE OF STANLEY**  
**CYPRESS IV; CALOOSA LAKES**  
**HOMEOWNERS' ASSOCIATION,**  
**INC.; THE UNKNOWN TENANT IN**  
**POSSESSION,**  
**Defendant(s).**  
TO: STANLEY CYPRESS IV  
LAST KNOWN ADDRESS: 10521  
CANAL BROOK LANE, LEHIGH  
ACRES, FL 33936  
CURRENT ADDRESS: UNKNOWN  
TO: THE UNKNOWN SPOUSE OF  
STANLEY CYPRESS IV

LAST KNOWN ADDRESS: 10521  
CANAL BROOK LANE, LEHIGH  
ACRES, FL 33936  
CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED  
that a civil action has been filed against  
you in the Circuit Court of Lee County,  
Florida, to foreclose certain real prop-  
erty described as follows:  
THE FOLLOWING DE-  
SCRIBED PROPERTY LOCAT-  
ED IN THE COUNTY OF LEE,  
STATE OF FLORIDA: LOT 154,  
CALOOSA LAKES PHASE 1,  
ACCORDING TO THE PLAT  
THEREOF AS RECORDED  
IN INSTRUMENT NUMBER  
2006000358513, OF THE PUB-  
LIC RECORDS OF LEE COUN-  
TY, FLORIDA.  
Property address: 10521 Canal  
Brook Lane, Lehigh Acres, FL  
33936  
You are required to file a written re-

sponse with the Court and serve a copy  
of your written defenses, if any, to it on  
Padgett Law Group, whose address is  
6267 Old Water Oak Road, Suite 203,  
Tallahassee, FL 32312, at least thirty  
(30) days from the date of first pub-  
lication, 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 de-  
manded in the complaint.  
DATED this the day of 04/22/2024,  
Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: N. Watson  
Deputy Clerk  
  
Padgett Law Group  
6267 Old Water Oak Road,  
Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
Apr. 26; May 3, 2024 24-01640L

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on  
5/3/2024 at 10:30 am, the following  
mobile home will be sold at public  
auction pursuant to F.S. 715.109. 1979  
CLAS HS 955A & 955B . Last Tenants:  
BONNIE LEAH WHITAKER AND  
RICHARD O'NEIL HAMILTON 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.  
April 19, 26, 2024 24-01525L

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on  
5/3/2024 at 10:30 am, the following  
mobile home will be sold at public  
auction pursuant to F.S. 715.109. 1979  
BARR HS FLFL2A731330571  
& FLFL2B731330571 . Last Tenants:  
PAMELA SUE PATTON 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.  
April 19, 26, 2024 24-01522L

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on  
5/3/2024 at 10:30 am, the following  
mobile home will be sold at public  
auction pursuant to F.S. 715.109. 1978  
SUNC HS S78101FLA & S78101FLB .  
Last Tenants: RAYMOND GREGORY  
HAMLIN AND JAMES GLENN  
MULLINS 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.  
April 19, 26, 2024 24-01521L

SECOND INSERTION

**Notice of Self Storage Sale**  
Please take notice Hide-Away Storage  
- College Parkway located at 12859  
McGregor Blvd., Fort Myers, FL  
33919 intends to hold a sale to sell the  
property stored at the Facility by the  
below Occupants whom are in default  
at an Auction. The sale will occur as an  
online auction via www.storage-treasures.com  
on 5/8/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Amy Wallis unit #00806; Linda Ricarvet unit #01010; Tiffany E Dale unit #02105. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
April 19, 26, 2024 24-01483L

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-493**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MARYANN RAVENELLE Deceased.**  
The administration of the estate of  
Maryann Ravenelle, deceased, whose  
date of death was January 28th, 2024,  
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 ad-  
resses of the personal representative and  
the personal representative's attorney  
are set forth below.  
All creditors of the decedent and other  
persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF THIS  
NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.  
The date of first publication of this  
notice is April 19, 2024.

**Personal Representative:**  
**Yvonne Marie Ravenelle**  
Attorney for Personal Representative:  
Douglas L. Rankin Attorney  
Florida Bar Number: 365068  
2335 Tamiami Trail N STE 308  
NAPLES, FL 34103  
Telephone: (239) 262-0061  
Fax: (239) 262-2092  
E-Mail: dlr@drankinlaw.com  
Secondary E-Mail: kj@drankinlaw.com  
April 19, 26, 2024 24-01479L

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-000079**  
**IN RE: ESTATE OF**  
**SENIA LOU JOHNSON,**  
**Deceased.**

The administration of the estate of  
Senia Lou Johnson, deceased, whose  
date of death was December 14, 2022,  
is pending in the Circuit Court for Lee  
County, Florida, Probate Division, the  
address of which is Lee County Justice  
Complex Center, 2075 Dr. Martin Luther  
King Jr. Blvd., Fort Myers, FL  
33901. The name and address of the  
personal representative and the per-  
sonal 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 WITH-  
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  
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 April 19, 2024.

**Personal Representative:**  
**Amos Blevins**  
11336 North Highway 201  
Webbville, KY 41180  
Attorney for Personal Representative:  
Nicholas J. Roefarow, FL Bar No. 089217  
nick@roefarowlaw.com  
cherrie@roefarowlaw.com  
ROEFAROW LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: 727-796-9191  
April 19, 26, 2024 24-01488L

**Personal Representative:**  
**Jeffrey G. 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  
April 19, 26, 2024 24-01489L

**Personal Representative:**  
**Amos Blevins**  
11336 North Highway 201  
Webbville, KY 41180  
Attorney for Personal Representative:  
Nicholas J. Roefarow, FL Bar No. 089217  
nick@roefarowlaw.com  
cherrie@roefarowlaw.com  
ROEFAROW LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: 727-796-9191  
April 19, 26, 2024 24-01488L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-1161**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MABEL V HECHENBERGER**  
**Deceased.**

The administration of the estate of  
Mabel V Hechenberger, 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 PO Box 9346, Fort  
Myers, Florida 33902. The names and  
addresses of the personal representa-  
tives 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 WITH-  
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 April 19, 2024.

**Personal Representative:**  
**Bonnie K. Holmes**  
2529 Tree Ridge Lane  
Orlando, Florida 32817  
**Darlene Compton**  
5017 Vernon Rd  
Tallahassee, Florida 32317  
Attorney for Personal Representatives:  
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:  
carolgani@gskattorneys.com  
00961490.DOCX/1  
April 19, 26, 2024 24-01515L

**Personal Representative:**  
**Yvonne Marie Ravenelle**  
Attorney for Personal Representative:  
Douglas L. Rankin Attorney  
Florida Bar Number: 365068  
2335 Tamiami Trail N STE 308  
NAPLES, FL 34103  
Telephone: (239) 262-0061  
Fax: (239) 262-2092  
E-Mail: dlr@drankinlaw.com  
Secondary E-Mail: kj@drankinlaw.com  
April 19, 26, 2024 24-01479L

**Personal Representative:**  
**Amos Blevins**  
11336 North Highway 201  
Webbville, KY 41180  
Attorney for Personal Representative:  
Nicholas J. Roefarow, FL Bar No. 089217  
nick@roefarowlaw.com  
cherrie@roefarowlaw.com  
ROEFAROW LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: 727-796-9191  
April 19, 26, 2024 24-01488L

**Personal Representative:**  
**Jeffrey G. 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  
April 19, 26, 2024 24-01489L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-1017**  
**Division Probate**  
**IN RE: ESTATE OF**  
**CAROLYN LEE JOHNSON**  
**Deceased.**

The administration of the estate of  
Carolyn Lee Johnson, deceased, whose  
date of death was December 10, 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 representa-  
tive 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 WITH-  
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 April 19, 2024.

**Personal Representative:**  
**Jeffrey G. 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  
April 19, 26, 2024 24-01489L

**Personal Representative:**  
**Amos Blevins**  
11336 North Highway 201  
Webbville, KY 41180  
Attorney for Personal Representative:  
Nicholas J. Roefarow, FL Bar No. 089217  
nick@roefarowlaw.com  
cherrie@roefarowlaw.com  
ROEFAROW LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: 727-796-9191  
April 19, 26, 2024 24-01488L

**Personal Representative:**  
**Jeffrey G. 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  
April 19, 26, 2024 24-01489L

**Personal Representative:**  
**Amos Blevins**  
11336 North Highway 201  
Webbville, KY 41180  
Attorney for Personal Representative:  
Nicholas J. Roefarow, FL Bar No. 089217  
nick@roefarowlaw.com  
cherrie@roefarowlaw.com  
ROEFAROW LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: 727-796-9191  
April 19, 26, 2024 24-01488L

**Personal Representative:**  
**Jeffrey G. 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  
April 19, 26, 2024 24-01489L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-000968**  
**IN RE: ESTATE OF**  
**WAYNE STREUR Deceased.**

The administration of the estate of  
Wayne Streur, deceased, whose date of  
death was January 27, 2024, is pending  
in the Circuit Court for Lee County,  
Florida, Probate Division, the address  
of which is 1700 Monroe St., Fort My-  
ers, FL 33901. The names and address-  
es of the co-personal representatives  
and the personal representative's attor-  
ney 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 WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FL

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001006  
IN RE: ESTATE OF  
RHEA K. GLIDEWELL  
Deceased.

The administration of the estate of Rhea K. Glidewell, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Ft. Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 19, 2024.

**Personal Representative:**

**Roy Dale McKee**  
11608 Tillbury Cove  
Fort Wayne, IN 46845  
Attorney for Personal Representative:  
Renee E. Nesbit  
E-mail Addresses:  
RNesbit@Nesbit-Law.com  
Florida Bar No. 75374  
Renee E. Nesbit, Attorney At Law  
8305 Laurel Lakes Way  
Naples, Florida 34119  
Telephone: (239) 249-1072  
April 19, 26, 2024 24-01523L

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT IN AND FOR LEE  
COUNTY, FLORIDA  
CASE NO: 24-CA-001714

**IN RE: CARLOS AUGUSTO  
CAMACHO SUAREZ  
Plaintiff vs  
WALTER HODEL  
Defendant**

TO: WALTER HODEL  
(Address unknown)

YOU ARE HEREBY NOTIFIED that an action involving the COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before May 21, 2024 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on 04/11/2024

Clerk of Courts  
Kevin C. Karnes  
(SEAL) by: N. Watson  
Deputy Clerk

Donald Isaac, Esquire,  
Law Offices of Donald Isaac, Esq., LLC,  
Attorney for Petitioner,  
5237 Summerlin Commons Blvd.,  
Suite 310,  
Fort Myers, FL 33907  
Phone No. 239-275-2200  
Email: disaac@donaldisaac.com  
Apr. 19, 26; May 3, 10, 2024  
24-01491L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000822  
Division Probate  
IN RE: ESTATE OF  
GEOFFREY C. LICENCE  
Deceased.

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

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

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

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

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

The date of first publication of this notice is April 19, 2024.

**Personal Representative:**

**Carolyn Christine Licence**  
Attorney for Personal Representative:  
Alexandra Kane, Attorney  
Florida Bar Number: 1039243  
9955 Tamiami Trail North, Suite 4  
NAPLES, FL 34108  
Telephone: (239) 207-3403  
Fax: (239) 207-3403  
E-Mail: matt@flestatelaw.com  
Secondary E-Mail:  
alexandra@flestatelaw.com  
April 19, 26, 2024 24-01519L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO. 24-CP-000923  
IN RE: THE ESTATE OF  
THOMAS JOSEPH MORAN, JR.  
A/K/A THOMAS J. MORAN,  
Deceased.

The administration of the Estate of Thomas Joseph Moran, Jr., a/k/a Thomas J. Moran, deceased, whose date of death was August 7, 2022, File Number 24-CP-000923, is pending in the Circuit Court for Lee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Lee County, Probate Division, 1700 Monroe Street, Fort Myers, Florida, 33901. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, 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 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 April 19, 2024.

**Personal Representative:**

**Caroline M. Moran**  
**Personal Representative**  
23590 Wisteria Place, #808  
Bonita Springs, FL 34135  
Attorney for Personal Representative  
Charles F. Adler, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0515530  
Schneider Smeltz Spieth Bell LLP  
1375 E. Ninth Street, Suite 900  
Cleveland, OH 44114  
Telephone: (216) 696-4200  
Email: cadler@ssb-law.com  
April 19, 26, 2024 24-01520L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-000553  
IN RE: ESTATE OF  
DAVID CHARLES BAUER,  
Deceased

The administration of the estate of DAVID CHARLES BAUER, deceased, whose date of death was October 26, 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 April 19, 2024.

**Personal Representative:**

**CHARLES R. BAUER**  
1687 Lakeview Terrace  
North Ft. Myers, FL 33903  
Attorney for Personal Representative:  
KEVIN PILLION, ESQ.  
Florida Bar No. 70288  
Life Planning Law Firm, P.a.  
1671 Mound Street  
Sarasota, FL 34236  
Telephone: (941) 914-6000  
Email: kevin@lifelawfirm.com  
Alt Email: service@lifelawfirm.com  
April 19, 26, 2024 24-01505L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-583  
Division Probate  
IN RE: ESTATE OF  
VIRGINIA S. PACALA  
Deceased.

The administration of the estate of Virginia S. Pacala, deceased, whose date of death was December 5, 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, Justice Center, 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 April 19, 2024.

**Personal Representative:**

**James G. Strassenburgh**  
1905 E. Clement Street  
Baltimore, Maryland 21230  
Attorney for Personal Representative:  
Rayndel Valle  
Florida Bar Number: 1034181  
Starling N. Hendriks  
Florida Bar Number: 547761  
Attorneys for Personal Representative  
BOND SCHOENECK & KING PLLC  
4001 Tamiami Trail N, Suite 105  
Naples, FL 34103  
Telephone: (239) 659-3800  
Fax: (239) 659-3812  
E-Mail: rvalle@bsk.com  
Secondary E-Mail:  
shendriks@bsk.com;  
dluciano@bsk.com;  
eservicefl@bsk.com  
April 19, 26, 2024 24-01528L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000756  
IN RE: ESTATE OF  
SIARA ROSE VAZQUEZ,  
Deceased.

The administration of the estate of SIARA ROSE VAZQUEZ, deceased, whose date of death was June 22, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 19, 2024.

**Personal Representative:**

**IVAN VAZQUEZ**  
2424 NW 3rd Avenue  
Cape Coral, Florida 33993  
Robert D. Hines  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Ste. B  
Tampa, Florida 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
bhales@hnh-law.com  
April 19, 26, 2024 24-01514L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000964  
IN RE: ESTATE OF  
MANUEL ZENON PANTOJA,  
Deceased.

The administration of the estate of MANUEL ZENON PANTOJA, deceased, whose date of death was July 26, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 April 19, 2024.

**Personal Representative:**

**/s/Olga A. Pantoja**  
**OLGA A. PANTOJA**  
852 Carbon St. E  
Lehigh Acres, Florida 33974  
Attorney for Personal Representative:  
/s/Stephen W. Buckley  
STEPHEN W. BUCKLEY, ESQUIRE  
Florida Bar Number: 117747  
GOLDSTEIN, BUCKLEY, CECHMAN,  
RICE & PURTZ, P.A.  
Post Office Box 2366  
Fort Myers, Florida 33902  
Telephone: (239) 334-1146  
Fax: (239) 334-3039  
E-Mail: sbuckley@gbclaw.com  
Secondary E-Mail:  
lmintz@gbclaw.com  
April 19, 26, 2024 24-01524L

## SECOND 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-0354  
IN RE: The Estate of  
SALVATORE SCHIAVONE,  
Deceased.

The administration of the estate of SALVATORE SCHIAVONE, deceased, whose date of death was January 9, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 19, 2024.

**Personal Representative:**

**Rosemarie Schiavone**  
34476 SW 187 Road  
Homestead, FL 33034  
Attorney for Personal Representative:  
Gary F. Ritter  
Fla. Bar No. 0492051  
24341 Copperleaf Blvd.  
Bonita Springs, FL 34135  
Tel.: (239) 390-0081  
April 19, 26, 2024 24-01526L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-769  
IN RE: ESTATE OF  
RICHARD M. WINTERS, II,  
Deceased.

The administration of the Estate of Richard M. Winters, II, deceased, whose date of death was February 9, 2024, 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 April 19, 2024.

**Personal Representative:**

**Patti L. Winters**  
18 Nancy Lane  
Fort Myers Beach, Florida 33931  
Attorney for Personal Representative:  
LaDonna J. Cody, Attorney  
Florida Bar Number: 342661  
GREEN SCHOENFELD & KYLE LLP  
1380 Royal Palm Square Blvd.  
Fort Myers, FL 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail:  
ladonnacody@gskattorneys.com  
ladonstagner@gskattorneys.com  
00956477.DOCX/1  
April 19, 26, 2024 24-01527L

## --- SALES ---

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 23-CA-010283

**MOVEMENT MORTGAGE, LLC;  
Plaintiff,  
vs.  
YONISBEL FONSECA REYES,  
ETAL;  
Defendants**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 11, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 09:00 AM on May 17, 2024, the following described property:

Lots 8 and 9, Block 44, Unit 11, Plat of Section 35 Township 44 South, Range 27 East, a subdivision of Lehigh Acres, according to the plat thereof, as recorded in Plat Book 15, Pages 1 through 101, inclusive, of the Public Records of Lee County, Florida.  
Property Address: 308 ROOSEVELT AVE, LEHIGH ACRES, FL 33936

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Dated 04/12/2024

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT &  
COMPTROLLER  
As Clerk of the Court by:  
(SEAL) By: T. Cline  
As Deputy Clerk

MARINOSCI LAW GROUP, P.C.  
ATTORNEY FOR THE PLAINTIFF  
100 WEST CYPRESS CREEK ROAD,  
STE 1045  
FORT LAUDERDALE, FL 33309  
SERVICEFL@MLG-DEFAULTLAW.COM  
SERVICEFL2@MLG-DEFAULTLAW.COM  
MLG No.: 23-03241 / CASE NO.: 23-CA-010283  
April 19, 26, 2024 24-01500L

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO: 2023-CC-005783

**DOVE HOLLOW CONDOMINIUM  
ASSOCIATION, INC., a Florida not  
for profit Corporation,  
Plaintiff, v.  
JOHN F. KAMOSA and JENNIFER  
IRVIN,  
Defendants.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 01/23/2024 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as:

Unit Number 202, Building Number 5, DOVE HOLLOW CONDOMINIUM, according to the Declaration thereof recorded in O.R. Book 1569, Pages 2023 through 2065, inclusive, and amended in O.R. Book 1586, Page 56, and O.R. Book 1602, Page 2220, and the Condominium Survey recorded in Condominium Book 7, Pages 216 through 221, inclusive, together with all appurtenances thereto appertaining and specified in Declaration of Condominium, together with all subsequent amendments thereto, Public Records of Lee County, Florida. Commonly known as Property Address: 16448 Timberlakes Dr, #202, Fort Myers, FL 33908

In an online sale at [www.lee.realforeclose.com](http://www.lee.realforeclose.com), in accordance with Chapter 45, Florida Statutes, beginning on May 8, 2024, at 9:00 am

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

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

DATED this 10 day of April, 2024.

Kevin C. Karnes,  
Clerk of Court  
By: /s/ T. Cline  
D. C.

Leland Wilson, Esq  
leland@associationlegalservices.com  
12600 World Plaza Lane  
Fort Myers, FL 339907  
April 19, 26, 2024 24-01477L

**SAVE  
TIME**



**Email your Legal Notice**

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon

Friday Publication

**Business  
Observer**

LV20906-V7

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000806  
IN RE: THE ESTATE OF:  
ROBERT COLBURN  
Deceased.

The administration of the estate of ROBERT COLBURN, deceased, whose date of death was August 1, 2023, is pending in the Circuit Court of Lee County, Florida Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 April 19, 2024.

**Personal Representative:**

Jennifer Miriam Wiles

4007 Cool Brooke Way

Alexandria, VA 22306

Attorney for Personal Representative:

WESLEY T. MATHIEU, ESQ.

sklawyers, pllc

1314 Cape Coral Pkwy E. Ste. 320

Cape Coral, FL 33904

Telephone: (239) 772-1993

Email: wmathieu@sklawyers.net

Florida Bar No. 116222

April 19, 26, 2024 24-01487L

## 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-0956  
IN RE: ESTATE OF  
ROBY A. PARKS  
Deceased.

The administration of the estate of ROBY A. PARKS, deceased, whose date of death was June 18, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346 Fort Myers, Florida 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 April 19, 2024.

**Personal Representative:**

EDWARD V. SMITH

2235 Venetian Court, Suite 5

Naples, Florida 34109

Attorney for Personal Representative:

EDWARD E. WOLLMAN

Florida Bar No. 0618640

Email: ewollman@wga-law.com

Alternate Email:

pleadings@wga-law.com

PATRICK COURVILLE

Florida Bar No. 0115708

Email: pcourville@wga-law.com

Alternate Email:

pleadings@wga-law.com

WOLLMAN, GEHRKE &amp;

ASSOCIATES, PA

2235 Venetian Court, Suite 5

Naples, FL 34109

Telephone: 239-435-1533

Facsimile: 239-435-1433

April 19, 26, 2024 24-01511L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000791  
Division Probate  
IN RE: ESTATE OF  
MARY JOYCE PARDO,  
Deceased.

The administration of the estate of Mary Joyce Pardo, deceased, whose date of death was October 24, 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 April 19, 2024.

**Personal Representative:**

Linda S. Baldwin

3105 Redstone Circle

North Fort Myers, Florida 33917

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

April 19, 26, 2024 24-01494L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1070  
Division Probate  
IN RE: ESTATE OF  
FRANCES V. STANTON  
Deceased.

The administration of the estate of Frances V. Stanton, deceased, whose date of death was August 21, 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 April 19, 2024.

**Personal Representative:**

ELIZABETH R. CRAMER

2013 Livingston Street

Evanston, Illinois 60201

Attorney for Personal Representative:

MARK R. KLYM, Attorney

Florida Bar Number: 0049003

HAHN LOESER &amp; PARKS LLP

5811 Pelican Bay Boulevard, Suite 650

Naples, Florida 34108

Telephone: (239) 254-2900

Fax: (239) 592-7716

E-Mail: mklym@hahnlaw.com

Secondary E-Mail:

cpiglia@hahnlaw.com

mgonzalez@hahnlaw.com

15452133.v1

April 19, 26, 2024 24-01503L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 24-CP-001049  
Division: Probate  
IN RE: ESTATE OF  
PATRICIA LYNN ALLEN,  
a/k/a PATRICIA J. ALLEN,  
Deceased.

The administration of the Estate of Patricia Lynn Allen, a/k/a Patricia J. Allen, deceased, whose date of death was February 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 April 19, 2024.

**Personal Representative:**

Elizabeth M. Atherton

3810 State Route 250

Calhoun, KY 42327

Attorney for Personal Representative:

Kevin A. Kyle

Attorney for Personal Representative

Florida Bar Number: 980595

GREEN SCHOENFELD &amp; KYLE LLP

1380 Royal Palm Square Boulevard

Fort Myers, Florida 33919

Telephone: (239) 936-7200

Fax: (239) 936-7997

E-Mail: kevinkyle@gskattorneys.com

00961172.RTF/1

April 19, 26, 2024 24-01512L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, IN AND  
FOR LEE COUNTY, FLORIDA,  
PROBATE DIVISION  
CASE NO.: 24-CP-000990  
DIVISION: P(3)  
IN RE: ESTATE OF  
FRANK M. LARKIN  
A/K/A FRANK MARTIN LARKIN  
A/K/A FRANK LARKIN,  
Deceased.

The administration of FRANK M. LARKIN A/K/A FRANK MARTIN LARKIN A/K/A FRANK LARKIN, ("Decedent") deceased, whose date of death was September 12, 2023, and whose Social Security Number is XXX-XX-4756, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor 2075 Dr. Martin Luther King Jr. Boulevard Fort Myers, FL 33901. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT 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 April 19, 2024.

**JANICE LARKIN**

A/K/A JANICE L. LARKIN

A/K/A JANICE LYNN LARKIN

A/K/A JANICE LYNN PALMBOS,

Petitioner

19891 Beverly Park Road,

Estero, Florida 33928

LAW OFFICES OF AL NICOLETTI

/s/ Alfred V. Nicoletti

ALFRED V. NICOLETTI, ESQ.

Florida Bar No.: 125446

7512 Dr. Phillips Blvd.

Suite 50-647

Orlando, Florida 32819

April 19, 26, 2024 24-01493L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-497  
Division: Probate  
IN RE: ESTATE OF  
FRANKLIN HOWARD  
KRONENBERG  
Deceased.

The administration of the estate of Franklin Howard Kronenberg, deceased, whose date of death was October 20, 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 April 19, 2024.

**Personal Representative:**

Franklin W. Kronenberg

5004 SW 17th Ave.

Cape Coral, Florida 33914

Attorney for Personal Representative:

Douglas A. Dodson, II

Attorney

Florida Bar Number: 126439

DORCEY LAW FIRM PLC

10181 Six Mile Cypress Parkway, Ste C

Fort Myers, FL 33966

Telephone: (239) 418-0169

Fax: (239) 418-0048

E-Mail: douglas@dorceylaw.com

Secondary E-Mail:

probate@dorceylaw.com

April 19, 26, 2024 24-01485L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-952  
Division Probate  
IN RE: ESTATE OF  
MICHAEL MARSH O'MARA  
Deceased.

The administration of the estate of MICHAEL MARSH O'MARA, deceased, whose date of death was December 21, 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 April 19, 2024.

**Personal Representative:**

Jordan O'Mara

469 Golfview Drive

Naples, Florida 34110

Attorney for Personal Representative:

Conrad Willkomm, Esq.

Florida Bar Number: 697338

Law Office of Conrad Willkomm, P.A.

3201 Tamiami Trail North,

Second Floor

Naples, Florida 34103

Telephone: (239) 262-5303

Fax: (239) 262-6030

E-Mail: conrad@swfloridalaw.com

Secondary E-Mail:

kara@swfloridalaw.com

April 19, 26, 2024 24-01486L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File Number 24-CP581  
IN RE: ESTATE OF  
WALLACE ANDREW GREER,  
Deceased.

The administration of the estate of WALLACE ANDREW GREER, 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 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 FLORIDA STATUTE §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 April 19, 2024.

**/s/Ashley Danielle Greer**

ASHLEY DANIELLE GREER,

**Personal Representative**

1047 Moorefield Road

Collierville, Tennessee 38017

/s/Margaret E. Wood

MARGARET E. WOOD, Esquire

Attorney for Personal Representative

Florida Bar No. 14071

McCARTHY, SUMMERS, WOOD,

NORMAN, MELBY &amp; SCHULTZ, P.A.

2400 S.E. Federal Highway, 4th Floor

Stuart, Florida 34994

Telephone: (772) 286-1700

Primary Email:

mew@mcarthysummers.com

Secondary Email:

## --- ACTIONS / SALES ---

## FOURTH 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-001985**

**Division: Judge: Hawthorne, Amy R Nicholas Trinca, Petitioner, and Samantha Trinca, Respondent,**  
 TO: SAMANTHA TRINCA  
 15290 BALLAST POINT DRIVE FORT MYERS FL 33908

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 Nicholas Trinca, whose address is 15290 Ballast Point Drive Fort Myers FL 33908 on or before April 6, 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

demanding in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None  
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
 Dated: 03-27-2024.

CLERK OF THE CIRCUIT COURT (SEAL) By: JG  
 Deputy Clerk  
 April 5, 12, 19, 26, 2024 24-01244L

## THIRD INSERTION

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

**CASE NO.: 24-CA-000590**

**ELIO LOPES, Plaintiff, v. LESBIA DAVILA LOPES, Defendants.**  
 TO: LESBIA DAVILA LOPES  
 SUMMIT HILLS, 572 YUNQUE STREET  
 SAN JUAN, PR 00920

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 21, Block 13, Unit 4, LE-HIGH ACRES, Section 26, Township 45 South, Range 27 East, as recorded in Plat Book 20, Page 41, in the 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 May 20, 2024 of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2115 Second Street, Fort Myers, Florida 33901 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 day of 04/09/2024  
 Kevin C. Karnes  
 Clerk of the Circuit Court  
 (SEAL) By: N. Watson  
 As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202  
 Apr. 12, 19, 26; May 3, 2024  
 23-01403L

## FOURTH INSERTION

**NOTICE OF ACTION FOR PETITION TO ESTABLISH PATERNITY AND OTHER RELIEF IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA**

**Case No.: 24-DR-001665**

**Judge: Schreiber, Lee Ann Andrew Michael Sterling and Arielle Lower, Respondent.**  
 TO: Arielle Lower  
 Unknown

YOU ARE NOTIFIED that an action for custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Andrew Michael Sterling, whose address is 4410 NW 32nd terrace, on or before 4-24-24, and file the original with the clerk of this Court at 1700 Monroe Street Ft Myers FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the

relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
 Dated: 3/15/24.

Kevin Karnes  
 CLERK OF THE CIRCUIT COURT (SEAL) By: C. Schifferl  
 Deputy Clerk  
 Mar. 29; Apr. 5, 12, 19, 26, 2024  
 24-01159L

## SECOND INSERTION

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

**CIVIL DIVISION**

**CASE NO.: 24-DR-002126**

**LORI JEAN NILSEN, Petitioner/Wife,**

**vs. ERIC A.R. NILSEN, Respondent/Husband,**

**TO: ERIC A.R. NILSEN**

**LAST KNOWN ADDRESS**

**6955 HANGING MOSS RD.**

**WINTER PARK, FL 32792**

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

ERIC A.R. NILSEN TO Respondent's last known address) 6955 HANGING MOSS RD., WINTER PARK, FL 32792.

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 ATTORNEY DIANE M. GONZALEZ AT 10800 CORKSCREW RD., UNIT 380, ESTERO, FL 33928 ON BEHALF OF LORI JEAN NILSEN on or before May 13, 2024, and file the original with the clerk of this Court at {clerk's address} 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a

default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can re-

sult in sanctions, including dismissal or striking of pleadings.

DATED this 2nd day of April, 2024.

Kevin C. Karnes  
 Clerk of the Circuit Court and  
 County Court  
 (SEAL) By: J. Collins  
 As Deputy Clerk

Prepared by:  
 /s/ Diane M. Gonzalez  
 DIANE M. GONZALEZ  
 Attorney for Petitioner  
 10800 Corkscrew Road, Suite 380  
 Estero, Florida 33928  
 (239) 948-8655  
 Bar No.: 0561940  
 Email: dora809@aol.com  
 Apr. 19, 26; May 3, 10, 2024  
 24-01518L

## FOURTH INSERTION

**NOTICE OF ACTION FOR PUBLICATION**

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

**Case No.: 24-CA-000396**

**Judge: Kyle, Keith R.**

**SAMMIE JOHNSON**

**Plaintiff(s), vs.**

**ALONZO WARD, ALAN E.**

**FRANKS, MELVIN W. KENT,**

**ESTATE OF ELIZA J. RODGERS,**

**and OTASOWIE IGUNBOR,**

**Defendant(s).**

TO: ALONZO WARD, and ESTATE OF ELIZA J. RODGERS, whose last known address was 2125 Davis Ct., Fort Myers, FL 33916, active, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand against the Defendant(s) in regards to the following described property in Lee County, Florida.

LOT 4, BLOCK 6, UNIT 1, HARLEM LAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 38, OF THE PUBLIC RECORDS IN THE OFFICE OF THE CLERK OF THE CIRCUIT

COURT OF LEE COUNTY, FLORIDA.

Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plaintiff's attorney, PATRICK N. BAILEY, ESQ., 1375 JACKSON ST. SUITE 402, FORT MYERS, FL 33901, and file the original with the Clerk of the Circuit Court, Lee County, P.O. Box 310, Ft. Myers, FL 33902 on or before May 13, 2024 or otherwise a default judgment will be entered against you for the relief sought in the Complaint.

THIS NOTICE will be published four times, once each week for four consecutive weeks in a newspaper of general circulation published in Lee County, Florida.

DATED this day of 04/02/2024.

KEVIN C. KARNES  
 CLERK OF THE CIRCUIT COURT (SEAL) By: N. Watson  
 Deputy Clerk

/ Patrick N. Bailey /  
 Patrick N. Bailey, Esq.  
 1375 Jackson St., Suite 402  
 Fort Myers, FL 33901  
 Fla. Bar No. 0632104  
 April 5, 12, 19, 26, 2024 24-01287L

## SECOND INSERTION

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

**CASE NO.: 24-CA-001115**

**DIANA GENERAL CONTRACTOR LLC,**

**Plaintiff, v.**

**ROYAL WEST PROPERTIES, INC. a Florida Corporation, and TARPON IV LLC, and JOHN A. HILLMAN,**

**Defendants.**

TO: ROYAL WEST PROPERTIES, INC. A Florida Corporation

c/o GASTON CANTENS, its Registered Agent

11890 SW 8th ST.

MIAMI, FLORIDA 33184

JOHN A. HILLMAN

42 SPRINGFIELD CRESCENT

MIDDLESEX, ONTARIO CANADA

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:  
 STRAP: 35-43-23-C4-02710. A090

Lots 9-11 Block 2710A Unit 39 of Cape Coral subdivision, Plat Book 16, Pages 142-154, inclusive, Public Records, Lee County, Florida.

STRAP: 35-43-23-C4-02710. A120

Lots 12 & 13, Block 2710A, unit

39, Cape Coral Subdivision, Plat Book 16, Pages 142-154, inclusive, Public Records, Lee County, FL.  
 STRAP: 35-43-23-C4-02710. A510  
 Lots 51 & 52, Block 2710A, Unit 39, Cape Coral Subdivision, Plat Book 16, Pages 142-154, inclusive, Public Records, Lee County, FL.

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 May 28, 2024, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King jr. Blvd, Fort Myers, Florida 33901 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 17th day of April, 2024.

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

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202  
 Apr. 19, 26; May 3, 10, 2024  
 24-01531L

## SECOND INSERTION

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

**Case No.: 24-CA-000162**

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2021-RTL2, MORTGAGE-BACKED NOTES, SERIES 2021-RTL2,**

**Plaintiff, v.**

**CAPSTONE REALTY INC., a Florida Corporation; DION HOLTER, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**

**Defendant(s).**

To the following Defendant(s): CAPSTONE REALTY INC., a Florida Corporation (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 5, BLOCK 5, THE FOREST UNIT ONE, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 33, PAGE 85 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
 a/k/a 16717 Bobcat Dr, Fort Myers, FL 33908

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 on or before thirty (30) days after the first publica-

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

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT , 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 PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT LEE COUNTY JUSTICE CENTER, 1700 MONROE STREET, 2ND FLOOR - CIVIL, FORT MYERS, FL 33901, PHONE NO. (239) 533-5000 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this 17th day of April, 2024.

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

Kelley Kronenberg,  
 Attorney for Plaintiff,  
 10360 West State Road 84,  
 Fort Lauderdale, FL 33324  
 April 19, 26, 2024 24-01532L

## SECOND INSERTION

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

**Case No.: 24-CA-000059**

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2021-RTL3, MORTGAGE-BACKED NOTES, SERIES 2021-RTL3,**

**Plaintiff, v.**

**CAPSTONE REALTY INC., a Florida Corporation; DION HOLTER, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**

**Defendant(s).**

To the following Defendant(s): CAPSTONE REALTY INC., a Florida Corporation (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 5, BLOCK 3, THE FOREST UNIT ONE, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 33, PAGE 85, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 a/k/a 16679 Bobcat Dr, Fort Myers, FL 33908

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 on or before thirty (30) days after the first publica-

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

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT , 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 PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT LEE COUNTY JUSTICE CENTER, 1700 MONROE STREET, 2ND FLOOR - CIVIL, FORT MYERS, FL 33901, PHONE NO. (239) 533-5000 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this 17th day of April, 2024.

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

Kelley Kronenberg,  
 Attorney for Plaintiff,  
 10360 West State Road 84,  
 Fort Lauderdale, FL 33324  
 April 19, 26, 2024 24-01529L

## SECOND INSERTION

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

**Case No.: 24-CA-001295**

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL1, MORTGAGE-BACKED NOTES, SERIES 2023-RTL1,**

**Plaintiff, v.**

**CAPSTONE REALTY INC, a Florida Corporation; DION HOLTER,**

**an Individual; YACHT CLUB COLONY ASSOCIATION, INC.;**

**6D ROOFING & CONSULTING, LLC; UNKNOWN TENANT #1;**

**UNKNOWN TENANT #2,**

**Defendant(s).**

To the following Defendant(s): CAPSTONE REALTY INC., a Florida Corporation (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 6, YACHT CLUB COLONY FOURTH ADDITION TO SECTION ONE, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 111, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 2204 Channel Way, North Fort Myers, FL 33917

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84,

Ft Lauderdale, FL 33324 on or before thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT , 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 PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT LEE COUNTY JUSTICE CENTER, 1700 MONROE STREET, 2ND FLOOR - CIVIL, FORT MYERS, FL 33901, PHONE NO. (239) 533-5000 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this 17th day of April, 2024.

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

Kelley Kronenberg,  
 Attorney for Plaintiff,  
 10360 West State Road 84,  
 Fort Lauderdale, FL 33324  
 April 19, 26, 2024 24-01530L

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott Beatty, Esquire, Plaintiff's attorney, whose address is 8889 Pelican Bay Blvd., Suite 400, Naples, FL 34108, on or before May 13, 2024 from the first date of publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and seal of this Court on this 3rd day of April, 2024.

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

Scott A. Beatty, Esq.  
 Henderson, Franklin, Starnes & Holt,  
 P.A.  
 8889 Pelican Bay Blvd., Suite 400  
 Naples, FL 34108  
 Doc # 2482519  
 4881-7255-2622, v. 1  
 April 5, 12, 19, 26, 2024

24-01305L

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 24-CC-001369  
**SAN CARLOS SPRINGS CONDOMINIUM ASSOCIATION, INC.,** a Florida Not-For-Profit Corporation,  
Plaintiff,  
vs.  
**DAVID BUSH, and UNKNOWN TENANT,**  
Defendants.  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 9, 2024 entered in Case No. 24-CC-001369, of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein SAN CARLOS SPRINGS CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation is Plaintiff, and DAVID BUSH is a Defendant, I will sell to the highest bidder for cash on May 15, 2024, in an online sale at www.lee.realforeclose.com beginning at 9:00 a.m., the following property as set forth in said Final Judgment, to wit:  
Unit 204 of San Carlos Springs, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1673, Page(s) 4196, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements.  
Property Address: 7012 Constitution Blvd, Unit 204, Fort Myers, FL 33967.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
Dated: 04/15/2024  
Kevin C. Karnes  
Lee Clerk of Circuit Court  
(SEAL) By: T. Cline  
Deputy Clerk  
/s/ Bryan B. Levine, Esq.  
Primary Email:  
Pleadings@knoxlevine.com  
Bryan B. Levine, Esq., FBN 89821  
36354 U.S. 19 N.  
Palm Harbor FL 34684  
Main Line: (727) 223-6368;  
Fax: (727) 478-4579  
April 19, 26, 2024 24-01508L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.  
CASE No. 23-CA-008857  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,**  
Plaintiff, vs.  
**JOHN RIGOL, JR, et al.**  
Defendants.  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 23-CA-008857 of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, and, JOHN RIGOL, JR, et al., are Defendants, I will sell to the highest bidder for cash at WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 5th day of June, 2024, the following described property:  
UNIT 46, BUILDING 4, PHASE V, SHIPYARD VILLAS, A CONDOMINIUM, TOGETHER WITH THE PRO RATA INTEREST IN THE COMMON ELEMENTS AND COMMON PROPERTY OF THE CONDOMINIUM AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, MORE PARTICULARLY DELINEATED AND IDENTIFIED IN THE DECLARATION OF CONDOMINIUM OF SHIPYARD VILLAS, RECORDED IN OFFICIAL RECORD BOOK 3911, PAGE 3160, ET SEQ., AND AS AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.  
DATED this 15 day of April, 2024.  
KEVIN C. KARNES  
Clerk Circuit Court  
(SEAL) By: T. Cline  
Deputy Clerk  
Submitted by:  
GREENSPOON MARDER, LLP  
100 West Cypress Creek Road  
Trade Centre South, Suite 700  
Fort Lauderdale, FL 33309  
954-491-1120  
23-001403 (36615.0489/ JSchwartz)  
April 19, 26, 2024 24-01510L

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 23-CA-007364  
DIVISION: G  
**OCEANSIDE MORTGAGE COMPANY,**  
Plaintiff, vs.  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GEORGE E. PADILLA, DECEASED, et al,**  
Defendant(s).  
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 11, 2024, and entered in Case No. 23-CA-007364 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Oceanside Mortgage Company, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, George E. Padilla, deceased; Alfredo Padilla; Alexandra J. Padilla; United States of America Acting through Secretary of Housing and Urban Development; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 17 day of May, 2024, the following described property as set forth in said Final Judgment of Foreclosure:  
LOT 10, BLOCK 15, UNIT 2, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 78, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
A/K/A 4700 W 3RD ST LEHIGH ACRES FL 33971  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
Dated in Lee County, Florida this day of 04/12/2024.  
Kevin C. Karnes  
Clerk of the Circuit Court  
Lee County, Florida  
(SEAL) By: T. Cline  
Deputy Clerk  
Albertelli Law  
Attorney for Plaintiff  
P.O. Box 23028  
Tampa, FL 33623  
(813) 221-4743  
(813) 221-9171 facsimile  
eService: servealaw@albertellilaw.com  
cp 23-003916  
April 19, 26, 2024 24-01499L

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-008369  
**FREEDOM MORTGAGE CORPORATION**  
PLAINTIFF, VS.  
**JASON A. BRYANT A/K/A JASON ANDREW BRYANT A/K/A JASON BRYANT ET AL.,**  
DEFENDANTS.  
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of April, 2024, and entered in Case No. 23-CA-008369, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LACEY RAE CHOATE A/K/A LACY CHOATE; JASON A. BRYANT A/K/A JASON ANDREW BRYANT A/K/A JASON BRYANT; THE ISLAND PARK WOODLANDS HOMEOWNERS ASSOCIATION, INC.; and SOUTHERN ALUMINUM, INC, are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at https://www.lee.realforeclose.com at 9:00AM on the 7th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 104, UNIT "C", ISLAND PARK WOODLANDS, ACCORDING TO A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, AT PAGES 16 THROUGH 18, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK 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 04/12/2024.  
Kevin C. Karnes  
Clerk of The Circuit Court  
(SEAL) By: T. Cline  
Deputy Clerk  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
23FL373-0619  
April 19, 26, 2024 24-01501L

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. 22-CA-002915  
**AMERICAN FINANCIAL NETWORK, INC.,**  
Plaintiff,  
vs.  
**TIMOTHY C. CLARK, SR, et al.**  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 04, 2023, and entered in 22-CA-002915 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein AMERICAN FINANCIAL NETWORK, INC. is the Plaintiff and TIMOTHY C. CLARK, SR; UNKNOWN SPOUSE OF TIMOTHY C. CLARK, SR 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 June 05, 2024, the following described property as set forth in said Final Judgment, to wit:  
A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED IN OFFICIAL RECORD BOOK 3188 AT PAGE 4490 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
CORRECTIVE DESCRIPTION FOR PARCEL "B":  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 RUN NORTH 00 DEGREES 05 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 18 FOR 1802.78 FEET TO THE SOUTHWESTERN RIGHT OF WAY LINE OF S.C.L. RAILROAD; THENCE NORTH 45 DEGREES 46 MINUTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY FOR 1929.63 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 59 SECONDS WEST FOR 938.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECONDS WEST FOR 927.23 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF AFORESAID S.C.L. RAILROAD; THENCE SOUTH 45

SECOND INSERTION

DEGREES 46 MINUTES 03 SECONDS EAST ALONG SAID RIGHT OF WAY FOR 661.00 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 49 SECONDS WEST FOR 659.52 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO: THAT PORTION OF THE INGRESS & EGRESS EASEMENTS AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 3188 AT PAGE 4490 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
BEARINGS MENTIONED HEREIN ARE BASED UPON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD BEING NORTH 45 DEGREES 46 MINUTES 46 SECONDS WEST.  
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL FOR AN EGRESS & INGRESS EASEMENT. BEGINNING AT THE AFORESAID POINT "A" THENCE SOUTH 89 DEGREES 33 MINUTES 59 SECONDS WEST 525.18 FEET TO THE EASTERLY RIGHT OF WAY OF SLATER ROAD; THENCE NORTH 0 DEGREES 57 MINUTES 05 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 43.96 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 33 SECONDS EAST 45.0 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 03 SECONDS EAST 480.18 FEET; THENCE SOUTH 0 DEGREES 26 MINUTES 01 SECONDS EAST 44.0 FEET TO THE POINT OF BEGINNING.  
Property Address: 18590 SLATER ROAD, NORTH FORT MYERS, FL 33917  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
Dated this day of 04/04/2024.  
Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: T. Cline  
As Deputy Clerk  
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
22-033906 - NaC  
April 19, 26, 2024 24-01507L

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY  
CIVIL DIVISION  
Case No. 36-2023-CA-004241  
**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff, vs.  
**UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DANIEL HINKLE, DECEASED, DANIEL HINKLE, JR., AS KNOWN HEIR OF DANIEL HINKLE, DECEASED, DIANE HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED, CAROLE HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED, DANIELLE HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED, COREY HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED, DANIELLE HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED, DESTINY HINKLE, A MINOR CHILD, C/O DANIELLE HINKLE, HER GUARDIAN, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED, et al.**  
Defendants.  
TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DANIEL HINKLE, DECEASED  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS UNKNOWN  
DANIEL HINKLE, JR., AS KNOWN HEIR OF DANIEL HINKLE, DECEASED  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS 719 CHANDLER ST FL 2 PHILADELPHIA, PA 19111 and  
773 SCHOOL HOUSE RD SHAMOKIN, PA 17872  
UNKNOWN SPOUSE OF DANIEL HINKLE, JR.  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS 719 CHANDLER ST FL 2 PHILADELPHIA, PA 19111 and  
773 SCHOOL HOUSE RD. SHAMOKIN, PA 17872  
DIANE HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS 2238 E VENANGO ST PHILADELPHIA, PA 19134 and  
738 GREYMONT ST. PHILADELPHIA, PA 19116

UNKNOWN SPOUSE OF DIANE HINKLE  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS 2238 E VENANGO ST PHILADELPHIA, PA 19134 and  
738 GREYMONT ST. PHILADELPHIA, PA 19116  
You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:  
LOTS 63 AND 64, BLOCK 48, LAKEWOOD TERRACE, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 117, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
commonly known as 2408 BAY PLZ, LEHIGH ACRES, FL 33936 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donna S. Glick of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated: 04/11/2024  
CLERK OF THE COURT  
Honorable Kevin C. Karnes  
1700 Monroe Street  
Ft. Myers, Florida 33902  
(COURT SEAL) By: N. Watson  
Deputy Clerk  
Donna S. Glick of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, 298100/2321113/wlp  
April 19, 26, 2024 24-01506L

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA  
CASE NO: 24-CA-001716  
IN RE: TIMISHA GREEN  
Plaintiff, vs  
**BIENVENIDO RODRIGUEZ, IVELISSE RODRIGUEZ**  
TO: BIENVENIDO RODRIGUEZ, IVELISSE RODRIGUEZ (Address unknown)  
YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before May 21, 2024 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint.  
WITNESS my hand and seal of this Court on 04/11/2024  
Clerk of Courts  
Kevin C. Karnes  
(SEAL) by: N. Watson  
Deputy Clerk  
Donald Isaac, Esquire,  
Law Offices of Donald Isaac, Esq., LLC,  
Attorney for Petitioner,  
5237 Summerlin Commons Blvd.,  
Suite 310,  
Fort Myers, FL 33907  
Apr. 19, 26; May 3, 10, 2024  
24-01496L

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CASE Number: 2023-CA-000092  
Judge: McHUGH  
IN RE: FORFEITURE OF:  
One (1) 2016 Chevrolet Suburban  
VIN: 1GN5CHK9GR275014  
TO: Dervis Victor Oliva Leyva  
Last Known Address: 10050 Westpark Dr., Apt #1803, Houston, TX, 77042-5717  
YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described vehicle by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on or before May 22, 2024, on Angelina Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Dr., Tampa, FL 33612. Failure to file your answer and defenses will result in a default being entered against you.  
WITNESSED by hand and the Seal of the Court on this day of 04/12/2024  
The Honorable Kevin C. Karnes  
Clerk of Court  
(SEAL) N. Watson  
Deputy Clerk  
Angelina Attila,  
Assistant General Counsel,  
Department of Highway Safety and Motor Vehicles,  
11305 N. McKinley Dr.,  
Tampa, FL 33612  
Apr. 19, 26; May 3, 10, 2024  
24-01497L

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CASE NO.: 24-CA-002742  
**MIA CASA HOMES, LLC, a Florida Limited Liability Company,**  
Plaintiff, vs.  
**DAVID G. TONKIN, an individual, UNKNOWN HEIRS OF DAVID G. TONKIN, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID G. TONKIN, MARY C. P. TONKIN, an individual, UNKNOWN HEIRS OF MARY C. P. TONKIN, and UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY C. P. TONKIN,**  
Defendants.  
TO: DAVID G. TONKIN, an individual, UNKNOWN HEIRS OF DAVID G. TONKIN, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID G. TONKIN, MARY C. P. TONKIN, an individual, UNKNOWN HEIRS OF MARY C. P. TONKIN, and UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY C. P. TONKIN (collectively "Defendants"), and all unknown parties claiming by, through, under or against the above-named Defendants, who are not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants  
YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida,  
Lot 7, Block 125, South Part of Unit 21, Greenbriar, Section 9, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof as recorded in Plat Book 27, Page 1, Public Records of Lee County, Florida.

Also known as:  
GREENBRIAR UNIT 21 PT S  
BLK 125 PB 27 PG 34 LOT 7  
(the "Property"),  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Woolsey Morcom, PLLC, Plaintiff's attorney, whose address is 203 Fort Wade Road, Suite 260, Ponte Vedra, Florida 32081, on or before May 21, 2024 of the first publication of this Notice of Action, and file the original with the Clerk of this Court at Justice Center, 2nd Floor, 2705 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of this Court on this day of 04/11/2024  
KEVIN C. KARNES  
Clerk of the Circuit Court  
(SEAL) By: N. Watson  
Deputy Clerk  
Woolsey Morcom, PLLC,  
Plaintiff's attorney,  
203 Fort Wade Road,  
Suite 260,  
Ponte Vedra, Florida 32081  
Apr. 19, 26; May 3, 10, 2024  
24-01492L

**PUBLISH YOUR LEGAL NOTICE**  
We publish all Public sale, Estate & Court-related notices

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Call **941-906-9386**  
or email **legal@businessobserverfl.com**

Business Observer

## --- ACTIONS / SALES ---

## FOURTH INSERTION

## NOTICE OF ACTION FOR PUBLICATION

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

Case No.: 24-DR-001686  
Division: Carolyn Swift

ANDDY OMAR GARCIA, Petitioner, and AZALIA JIMENEZ, Respondent.

TO: Azalia Jimenez

910 SW 11th Place  
Cape Coral, Florida 33991

Telephone No.: 239-560-9306

YOU ARE NOTIFIED that an action for Annulment of Marriage Or, In The Alternative Dissolution Of Marriage And Other Relief Without Dependent Or Minor Children has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Colette Rodgers, Esquire, of RODGERS LAW FIRM PA, Petitioner's attorney, whose address is 4206 Del Prado Blvd. S., Cape Coral, FL 33904, on or before \_\_\_\_\_, and file the original with the clerk of this court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 this 25th day of March, 2024.

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

April 5, 12, 19, 26, 2024 24-01252L

## THIRD INSERTION

## NOTICE OF ACTION FOR Dissolution of Marriage Without Child(ren)

IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR Lee County, Florida

Case No.: 24-DR-002081  
Division: Judge: Adams, Elisabeth

Sandra D. Murphy, Petitioner, and Patrick E. Murphy, Respondent.

TO: Patrick E. Murphy

2497 Jean Marie Ct. Ft. Myers, FL 33916

YOU ARE NOTIFIED that an action for Dissolution of Marriage without Child(ren) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sandra D Murphy, whose address is 2497 Jean Marie Ct Ft Myers, FL 33916, on or before May 13th 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.

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

You must keep the Clerk of the Circuit's office notified of your current address. (You may file 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: 4/1/24

CLERK OF THE CIRCUIT COURT  
(SEAL) By: TE {Deputy Clerk}

Apr. 12, 19, 26; May 3, 2024

24-01378L

## THIRD 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-002192

Patricia Ruiz, Petitioner, and Alvaro Aragon Reyes, Respondent,

TO: Alvaro Aragon Reyes

3019 NW 11st Miami, FL 33125

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 Patricia Ruiz, whose address is 1033 Ne 15th Ln CAPE CORAL FL 33909, on or before May 14th 2024, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: none

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

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

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

Dated: 4/4/24

CLERK OF THE CIRCUIT COURT  
(SEAL) By: TE

Deputy Clerk  
Apr. 12, 19, 26; May 3, 2024

24-01386L

## THIRD INSERTION

## NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION BY STEPPARENT

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

CASE NO.: 23-DR-3195

IN RE: THE ADOPTION OF DARREN WAGONER

TO: Darren Pilibosian  
9930 Estero Oaks Drive, Apt 203, Fort Myers, Florida 33967

YOU ARE NOTIFIED that an action for Termination of Parental Rights and Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Brianna Wagoner and Gregory Wagoner, whose address is Mummert Law, PA 1375 Jackson Street Suite 205, Fort Myers, Florida 33901 on or before May 15, 2024, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 04/05/2024

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

Apr. 12, 19, 26; May 3, 2024

24-01370L

## SECOND INSERTION

## NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

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

19-GA-000039

IN RE: The Guardianship of Barbara Loder

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$85509.27 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 03/18/2024, IN RE: The Guardianship of Barbara Loder, the

Ward.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: March 22, 2024

KEVIN C. KARNES,  
CLERK OF CIRCUIT COURT,  
By: s/ Heather Beachy  
Deputy Clerk  
Mar. 29; Apr. 26, 2024 24-01184L

## THIRD INSERTION

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

CIVIL ACTION  
CASE NO. 2024-CA-002165

ISLAND COVE OF CAPE CORAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

LINDA CULOTTA, if living and if dead, et al., Defendants.

TO: LINDA CULOTTA, if living and if dead

1793 FOUR MILE COVE PARKWAY, #723  
CAPE CORAL, FL 33990

YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association assessments on the following real property located in Lee County, Florida:

Unit 723 of ISLAND COVE OF CAPE CORAL, PHASE 7, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4408, Page(s) 1715, of the Public Records of Lee County, Florida, and any amendments thereto, together with its

undivided share in the common elements.

has been filed against you, LINDA CULOTTA, if living and if dead, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows:

Jennifer A. Nichols, Esquire  
Roetzel & Address, LPA  
999 Vanderbilt Beach Rd.,  
Suite 401

Naples, FL 34108  
and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before May 14, 2024; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure.

Dated on: 04/04/2024.

KEVIN C. KARNES,  
CLERK OF COURTS  
(SEAL) BY: K.Harris  
Deputy Clerk

Jennifer A. Nichols, Esquire  
Roetzel & Address, LPA  
999 Vanderbilt Beach Rd.,  
Suite 401  
Naples, FL 34108  
Telephone: 239-649-6200  
21322064\_1115507.0166  
Apr. 12, 19, 26; May 3, 2024

24-01365L

## THIRD INSERTION

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

CIVIL ACTION  
CASE NO. 2024-CA-002165

ISLAND COVE OF CAPE CORAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

LINDA CULOTTA, if living and if dead, et al., Defendants.

TO: ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST, THE NAMED DEFENDANTS, WHETHER LIVING OR NOT, AND WHETHER SAID UNKNOWN PARTIES CLAIMS AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR IN ANY OTHER CAPACITY, CLAIMING BY, THROUGH, UNDER, OR AGAINST THE NAMED DEFENDANTS and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows:

Jennifer A. Nichols, Esquire  
Roetzel & Address, LPA  
999 Vanderbilt Beach Rd.,  
Suite 401

Naples, FL 34108  
and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before May 14, 2024 or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure.

Dated on: 04/04/2024.

KEVIN C. KARNES,  
CLERK OF COURTS  
(SEAL) BY: K.Harris  
Deputy Clerk

Jennifer A. Nichols, Esquire  
Roetzel & Address, LPA  
999 Vanderbilt Beach Rd.,  
Suite 401

Naples, FL 34108  
Telephone: 239-649-6200  
21322064\_1115507.0166  
Apr. 12, 19, 26; May 3, 2024

24-01366L

## FOURTH 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-002030

Division: Judge: Carlin, John S

ANGELICA M. ZAMORA VILCHIZ, Petitioner, and OSCAR MORENO, Respondent,

TO: OSCAR MORENO

307 CHATTANOOGA DR FORT MYERS, FL 33905 (2005)

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 ANGELICA M. ZAMORA VILCHIZ, whose address is 312 IVAN AVE S LEHIGH ACRES, FL 33973 on or before May 07, 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.

Copies of all court documents in this case, including orders, are available at

the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: 03-28-24  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: JG  
Deputy Clerk

IF A NONLAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS BELOW:  
This form was prepared for the Petitioner.  
This form was completed with the assistance of OLGA PENA  
OLGA PENA FALCON CORP  
1305 HOMESTEAD RD N  
LEHIGH ACRES, FL 33936  
239-810-8967  
April 5, 12, 19, 26, 2024 24-01278L

## NOTICE OF DEFAULT AND FORECLOSURE SALE

This Instrument Prepared By/ Returned to:  
Michael J Posner, Esq., HUD  
Foreclosure Commissioner  
Ward Damon PL  
4420 Beacon Circle. West Palm Beach, Florida 33407  
HECM# 095-0440162  
PCN:28-45-24-11-00009.00C0

WHEREAS, on April 16, 2007, a certain Mortgage was executed by Ruth Purdo, a single person as Mortgagor in favor of Liberty Reverse Mortgage, Inc. which Mortgage was recorded September 21, 2007, under Clerk's File Number 2007000291502 in the Office of the Clerk of the Circuit Court for Lee County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to Bank of America N.A. by Assignment recorded March 15, 2013 under Clerk's File Number 2013000061590 and corrected by Assignments recorded under Clerk's File Number 2018000192273 and under Clerk's File Number 2018000193597 in the Office of the Clerk of the Circuit Court for Lee County, Florida; and

WHEREAS, the Mortgage was assigned to Champion Mortgage Company by Assignment recorded July 19, 2013 under Clerk's File Number 2013000167953 in the Office of the Clerk of the Circuit Court for Lee County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the Secretary, by Assignment recorded August 9, 2019 under Clerk's File Number 2019000185602, in the Office of the Clerk of the Circuit Court for Lee County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (Marcia Fudge) (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has abandoned the Property hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of March 21, 2024 is \$236,515.00 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Ruth Purdo may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the

Secretary; and

WHEREAS, Unknown Tenant(s) may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the unknown heirs and devisees of the Estate of Ruth Purdo, deceased may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Estate of Ruth Purdo, deceased may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded September 21, 2007, under Clerk's File Number 2007000291514 of the Public Records of Lee County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, Bridgeway of Parker Lakes Condominium Association, Inc. may claim some interest in the property hereinafter described pursuant to that certain Declaration recorded in Official Records Book 2701, Pages 598, and all amendments thereto of the Public Records of Lee County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Parker Lakes Homeowners Association, Inc. may claim some interest in the property hereinafter described pursuant to that certain Declaration recorded in Official Records Book 2097, Pages 3468, and all amendments thereto of the Public Records of Lee County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on January 22, 2010 under Clerk's Instrument Number 2010000016831 of the Public Records of Lee County, Florida, notice is hereby given that on May 17, 2024 at 9:00 a.m. local time, all real and personal property on or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Unit C, Building 9, Phase VII, BRIDGEWAY OF PARKER LAKES, A CONDOMINIUM, a condominium according to Condominium Declaration, as recorded in Official Records Book 2701, Pages 598 through 697 inclusive, all in the Public Records of Lee County, Florida  
Commonly known as: 15051 Bridgeway Lane, #903, Fort Myers, Florida 33919

The sale will be held at 15051 Bridgeway Lane, #903, Fort Myers, Florida 33919. The Secretary of Housing and Urban Development will bid \$236,515.00 plus interest from March 21, 2024 at a rate of \$40.82 per diem (subject to increases applicable under the Note), plus all costs of this foreclosure and excluding costs of an owner's policy of title insurance or other sums which will be due from any third party purchaser.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or

right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary outpocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development

Date: April 2, 2024

HUD Foreclosure Commissioner  
By: Michael J Posner, Esquire  
Ward Damon PL  
4420 Beacon Circle  
West Palm Beach, Florida 33407  
T:561.842.3000•F:561.842.3626  
Direct: 561.594.1452

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
Sworn to, subscribed and acknowledged before me this 2nd day of April 2024, by mean of [XX] physical presence or online notarization, Michael J Posner, HUD Foreclosure Commissioner who [XX] is personally known to me or produced as identification.

Notary Public, State of Florida  
Jenny Rodriguez  
My Commission GG 986408  
Expires 05/10/2024

Apr 12, 19, 26, 2024 24-01375L

--- TAX DEEDS ---

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001990  
 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: 21-022446  
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 53 BLK 3878 PB 19 PG 78 LOTS 42 + 43 Strap Number 33-43-23-C2-03878.0420  
 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 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01469L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001700  
 NOTICE IS HEREBY GIVEN that YSRTL 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: 21-006634  
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 10 BLK 37 DB 259 PG 126 LOTS 2 + 3 Strap Number 02-44-27-10-00037.0020  
 Names in which assessed: GERALD G GILLUM, GERALD G GILLUM II  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01453L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001762  
 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 19-016669  
 Year of Issuance 2019 Description of Property SOUTHWOOD UNIT 26 BLK 134 PB 26 PG 90 LOT 4 Strap Number 08-45-27-26-00134.0040  
 Names in which assessed: SHARON M WOODS  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01417L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001979  
 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 19-018929  
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 9 BLK 44 PB 18 PG 62 LOT 5 Strap Number 21-45-27-09-00044.0050  
 Names in which assessed: VALERIE LAWRENCE  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01418L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001984  
 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: 21-022669  
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 39 BLK 2736 PB 16 PG 152 LOTS 21 + 22 Strap Number 35-43-23-C1-02736.0210  
 Names in which assessed: CLAUDIA E BELTRAN, WILLIAM ORJUELA  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01472L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001981  
 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: 21-022301  
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 57 BLK 4103 PB 19 PG 134 LOTS 17 + 18 Strap Number 32-43-23-C1-04103.0170  
 Names in which assessed: REINA MARIA OLARTE RODRIGUEZ  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01467L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001921  
 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 21-007717  
 Year of Issuance 2021 Description of Property GREENBRIAR UT 19 PT N BLK 98 PB 27 PG 30 LOT 4 Strap Number 09-44-27-07-00098.0040  
 Names in which assessed: GREENBRIAR REAL ESTATE HOLDINGS, INC.  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01456L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001753  
 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: 21-007771  
 Year of Issuance 2021 Description of Property GREENBRIAR UNIT 22 PT S BLK 130 PB 27 PG 35 LOT 20 Strap Number 09-44-27-12-00130.0200  
 Names in which assessed: ALDERMAN LAND CLEARING & DEVELOPMENT, INC., ALDERMAN LAND CLEARING & DEVELOPMENT, INC.  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01457L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001925  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-009305  
 Year of Issuance 2020 Description of Property FR SWLY COR UNIT 1 SUNNY PALMS ESTS PB 14 PG 82 DESC IN OR 1015 PG 512 Strap Number 03-44-27-00-00002.0460  
 Names in which assessed: TARPON IV, LLC  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01420L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001659  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-009574  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 13 PT N BLK 61 PB 27 PG 20 LOT 19 Strap Number 04-44-27-06-00061.0190  
 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 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01421L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001991  
 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: 21-022481  
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 53 BLK 3859 PB 19 PG 69 LOTS 32 + 33 Strap Number 33-43-23-C3-03859.0320  
 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 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01470L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001955  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-020148  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 2 BLK 4 PB 27 PG 181 LOT 11 Strap Number 09-45-27-02-00004.0110  
 Names in which assessed: JEAN D DRUMMOND, ROY W DRUMMOND JR.  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01449L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001953  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010308  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 1 BLK.3 DB 254 PG 95 LOT 1 E 1/2 Strap Number 09-44-27-01-00003.001B  
 Names in which assessed: BARRY VOGEL, DICK LIGGETT, LARRY LIGGETT, LINDA CRITTENDON  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01442L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001968  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010105  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 39 PT S BLK 253A PB 27 PG 62 + AMEND OR 1045 PG 236 LOT 3 Strap Number 07-44-27-08-00253.A030  
 Names in which assessed: GLOBAL REAL ESATATE 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 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01434L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001761  
 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 19-016596  
 Year of Issuance 2019 Description of Property SOUTHWOOD UNIT 21 BLK 104 PB 26 PG 84 LOT 25 Strap Number 08-45-27-21-00104.0250  
 Names in which assessed: A L M DEFAIPONT, ALBERT L. M. DEFRAIPONT, GENEVIEVE DEFAIPONT, GENEVIEVE DEFRAIPONT  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01416L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001747  
 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: 20-018690  
 Year of Issuance 2020 Description of Property PARL IN NE 1/4 OF NE 1/4 OF NW 1/4 S 15 T 45 R 26 DESC IN OR 1103 P 1819 Strap Number 15-45-26-00-00002.0350  
 Names in which assessed: NOLA LEE KELSEY ANDERSON, NOLA LEE KELSEY-ANDERSON  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01445L

--- ACTION ---

**FOURTH INSERTION**  
**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**CIVIL DIVISION**  
**Case No. 23-CA-12793**  
**MD SOHEL RANA,**  
**Plaintiff, v.**  
**KHALED RATL,**  
**Defendant.**  
 TO: KHALED RATL  
 Current address unknown  
 YOU ARE NOTIFIED that an action for Fraud and Civil Theft has been filed against you and you are required to serve a copy of your written defenses, if any, to, on Douglas B. Szabo, Esquire, Plaintiff's attorney, whose address is 1715 Monroe Street, Fort Myers, FL 33901, on or before  
 May 13, 2024 from the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
 WITNESS my hand and seal of this Court on this day of 04/02/2024  
 Kevin C. Karnes  
 Clerk of the Court and Comptroller (SEAL) By: N. Watson  
 As Deputy Clerk  
 Douglas B. Szabo, Esquire  
 Henderson, Franklin, Starnes & Holt, P.A.  
 1715 Monroe Street  
 Fort Myers, FL 33901  
 April 5, 12, 19, 26, 2024  
 24-01296L

--- ESTATE ---

**SECOND INSERTION**  
**NOTICE OF TRUST IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION**  
**Case No. 24-CP-001096**  
**IN RE: ESTATE OF CHARLES RAY GARNER, Deceased.**  
 CHARLES RAY GARNER, a resident of Lee County, Florida, who died on the 11th day of March, 2024, was the Settlor of a trust entitled THE CHARLES RAY GARNER REVOCABLE TRUST dated the 27th day of July, 2023, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.  
 The name and address of the trustee are set forth below.  
 The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.  
 Signed on the 7th day of April, 2024.  
 CHARLES MICHAEL GARNER, Trustee  
 1883 County Road 1825 N  
 Crossville, IL 62827  
 April 19, 26, 2024  
 24-01480L



**What makes public notices in newspapers superior to other forms of notices?**

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

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--- TAX DEEDS ---

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001940  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010123  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 40 BLK 259 PB 27 PG 63 LOT 9 Strap Number 07-44-27-09-00259.0090  
 Names in which assessed: SEVERINE DUVAL  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01435L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001970  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010146  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 41 PART BLK 264 PB 27 PG 64 LOT 5 Strap Number 07-44-27-10-00264.0050  
 Names in which assessed: CRAIG CARAS  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01437L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001941  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010149  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 41 PART BLK 264 PB 27 PG 64 LOT 12 Strap Number 07-44-27-10-00264.0120  
 Names in which assessed: SERGE LAZZARI  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01438L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001942  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010169  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 58 PT W BLK 342 PB 27 PG 82 LOT 8 Strap Number 07-44-27-14-00342.0080  
 Names in which assessed: HOSNI LABIDI  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01440L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001972  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010478  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 22 PT S BLK 133 PB 27 PG 35 LOT 17 Strap Number 09-44-27-12-00133.0170  
 Names in which assessed: ACE PROPWIZ 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 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01444L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001927  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-019363  
 Year of Issuance 2020 Description of Property TWIN LAKE ESTATES UNIT 11 BLK 41 PB 15 PG 217 LOT 5 Strap Number 03-45-27-11-00041.0050  
 Names in which assessed: HEINZ HOLL  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01446L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001967  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010089  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 39 PT N BLK 249 PB 27 PG 61 LOT 11 Strap Number 07-44-27-07-00249.0110  
 Names in which assessed: RICHARD MARC JOSEPH VIALE  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01433L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001973  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010133  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 40 BLK 260 PB 27 PG 63 LOT 15 Strap Number 07-44-27-09-00260.0150  
 Names in which assessed: SMADER HERSCOVICI, YRON HERSCOVICI  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01436L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001971  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010158  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 57 BLK 332 PB 27 PG 80 LOT 21 Strap Number 07-44-27-12-00332.0210  
 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 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01439L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001974  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010222  
 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 3 BLK 9 DB 252 PG 446 LOT 24 W 1/2 Strap Number 08-44-27-03-00009.024A  
 Names in which assessed: RAFAEL JIMENEZ  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01441L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001954  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-010437  
 Year of Issuance 2020 Description of Property GREENBRIAR UNIT 20 BLK 115 PB 27 PG 32 LOT 20 Strap Number 09-44-27-09-00115.0200  
 Names in which assessed: BYRON J PYGON, GWEN R GRAMS  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01443L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001952  
 NOTICE IS HEREBY GIVEN that Buffalo 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: 20-020103  
 Year of Issuance 2020 Description of Property SOUTHWOOD UNIT 29 BLK 155 PB 26 PG 93 LOT 14 Strap Number 08-45-27-29-00155.0140  
 Names in which assessed: HARRIET LAUDADIO, VINCENT LAUDADIO  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01448L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001917  
 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: 21-026586  
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 62 BLK 3041 PB 21 PG 23 LOTS 5 + 6 Strap Number 26-44-23-C3-03041.0050  
 Names in which assessed: CARL FOX  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01475L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001779  
 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 21-023339  
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 84 BLK 5561 PB 24 PG 36 LOTS 37 + 38 Strap Number 19-43-24-C4-05561.0370  
 Names in which assessed: JACOMINA VAN EST  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01474L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001755  
 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: 21-007824  
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 2 BLK 6 DB 259 PG 121 LOT 24 Strap Number 11-44-27-02-00006.0240  
 Names in which assessed: EDWARD H. POTTER LIVING TRUST DATED NOV 21 1991  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01459L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023002000  
 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 21-010177  
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 8 BLK 30 DB 254 PG 40 LOT 23 Strap Number 26-44-27-08-00030.0230  
 Names in which assessed: FOUR ACES 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 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01462L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023002006  
 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
 Certificate Number: 21-016208  
 Year of Issuance 2021 Description of Property MIRROR LAKES UNIT 16 BLK 54 PB 27 PG 103 LOT 4 Strap Number 18-45-27-16-00054.0040  
 Names in which assessed: FINN V HANSEN, SONJA THOMSEN  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01463L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001989  
 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: 21-017519  
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 12 BLK 69 PB 18 PG 118 LOTS 2 + 3 Strap Number 25-45-27-12-00069.0020  
 Names in which assessed: ADAM TEAGUE, CHRISTY TEAGUE  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01464L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001983  
 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: 21-022549  
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 42 BLK 2917 PB 17 PG 44 LOTS 3 + 4 Strap Number 34-43-23-C2-02917.0030  
 Names in which assessed: ROSEVILLE AVENUE 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 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01471L

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
 Tax Deed #:2023001994  
 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: 21-022919  
 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 36 PT.1 BLK.2479 PB 23 PG 90 LOTS 1 + 2 Strap Number 36-43-23-C3-02479.0010  
 Names in which assessed: JANE DAY  
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/11/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
 Apr. 19, 26; May 3, 10, 2024  
 24-01473L

**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 23-CA-012179**  
**EARL JAMES GOBIN and AMINA CAROL GOBIN, Plaintiff, v. Zaid Jaleel, Individually, TRINIDAD TRUST DATED JULY 21, 2006, JOHN RICHARD BRADY, and ANTONIA HERNANDEZ SANTANA, Defendants.**  
**TO: JOHN RICHARD BRADY**  
 23-46 31st AVENUE  
 ASTORIA, NEW YORK 11106  
**Zaid Jaleel, Individually**  
 4386 CEDAR WOOD DRIVE  
 LILBURN, GEORGIA 30047  
**ANTONIA HERNANDEZ SANTANA**  
 23-46 31st AVENUE  
 ASTORIA, NEW YORK 11106  
**TRINIDAD TRUST DATED JULY 21,**

**--- ACTIONS ---**  
**SECOND INSERTION**  
 2006  
 c/o Zaid Jaleel, its Trustee  
 4386 CEDAR WOOD DRIVE  
 LILBURN, GA 30047  
 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 11, BLOCK 2, UNIT 1, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 124, OF THE 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 May 20 2024 of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, Florida 33901 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 day of 04/10/2024  
 Kevin C. Karnes  
 Clerk of the Circuit Court  
 (SEAL) By: N. Watson  
 As Deputy Clerk  
 The Law Office of C.W. Wickersham, Jr., P.A.,  
 Plaintiff's attorney,  
 2720 Park Street, Suite 205,  
 Jacksonville, Florida, 32205,  
 Phone Number: (904) 389-6202  
 Apr. 19, 26; May 3, 10, 2024  
 23-01484L

**Q&A**  
**What is a public notice?**  
 A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.  
 The West Orange Times carries public notices in Orange County, Florida.  
 To publish your legal notice Email: legal@businessobserverfl.com

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001840
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001787
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001815
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001906
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001901
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001913
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001789
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001816
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001795
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001786
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001897
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001924
NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001792
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001819
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001788
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001895
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001783
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001821
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001823
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001798
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001798
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001818
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001818
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001818
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

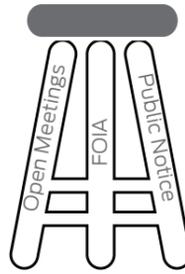
To publish your legal notice Email: legal@businessobserververf.com

LV18237-V10



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)