**Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotic

NOVEMBER 22 - NOVEMBER 28, 2024

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL

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

Case No.: 24-DR-007304 SERGIO J VELEZ CAMHI, Petitioner, and JANNETH GARCIA ROMERO,

Respondent, TO: JANNETH GARCIA ROMERO

Address unknown, Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SERGIO J VELEZ CAMHI, whose address is 9704 North Edison Avenue, Tampa, FL 33612 on or before December 26, 2024, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901before 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

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: 11/14/2024 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk

Nov. 22, 29; Dec. 6, 13, 2024 24-05111L

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 VIA ROMA GELATO located at 19810 VIL-LAGE CENTER DR. #130 in the City of FT MYERS, Lee County, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2024. SALERNO PALMA CAMPANIA ON THE ROAD LLC

FABIO CASELLA November 22, 2024 24-05110L

--- ESTATE ---

FIRST INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION Case No. 24-CP-003507 IN RE: ESTATE OF

JAYSON PORTER COLEMAN, JR., **Deceased.**JAYSON PORTER COLEMAN, JR.,

a resident of Lee County, Florida, who died on the 25th day of September, 2024, was the Settlor of a trust entitled the JAYSON P. COLEMAN, JR. REVO-CABLE LIVING TRUST dated the 6th day of August, 2013, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate

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 13th day of November,

JAY PARKER COLEMAN, Trustee 15518 Royal Coach Circle North Fort Myers, FL 33917 November 22, 29, 2024 24-05143L

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 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the

SALE DATE: DECEMBER 30, 2024 SUN SPORTS CYCLE AND WATERCRAFT INC 3441 COLONIAL BLVD STE 1 $2024~{\rm KAWK~JKBKXLACXRA}\\009235$

court for disposition upon court order.

\$2,138.14 SALE DATE JANUARY 29, 2025 2004 SEEADOO YDY54038E414 \$16,302.62 OWNER RYAN WELLS November 22, 2024 24-05124L

FIRST 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 12/11/2024at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Joseph Cannistraci unit #01253: Francis Edward Jargiello unit #02105; Ashley Guidry units #02275& #02281; Jennifer M March unit #03209; Diane Wetzel unit #04203; Alex Bonel unit #04244. 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. November 22, 29, 2024 24-05087L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/6/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 HOME HS 03650528BN . Last Tenants: KENNETH MAYNARD COX, ESTATE OF SANDRA VRANICH, AND ALL UNKNOWN PARTIES BENEFICIARIES, HEIRS, SUCCES-SORS, AND ASSIGNS OF SANDRA VRANICH . Sale to be at RIVERS MHC LLC, 160700 SLATER RD N. FORT MYERS, FL 33912. 813-241-8269.

November 22, 29, 2024 24-05136L

FIRST INSERTION

Fictitious Name Notice Notice Is Hereby Given that Lee Health System, Inc., 4211 Metro Pkwy, Ft Myers, FL 33916, desiring to engage in business under the fictitious name of Radiology Diagnostics Surfside, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

November 22, 2024 24-05140L

FIRST INSERTION FICTITIOUS NAME NOTICE

Notice is hereby given that THE GRAND SERVICES LLC, OWNER, desiring to engage in business under the fictitious name of 101 PRIME SO-LUTION located at 7392 SIKA DEER WAY, FORT MYERS, FLORIDA 33966 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

November 22, 2024 24-05123L

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 Fresh Catch Inland located at 7991 Plaza Del Lago Drive in the City of Estero, Lee County, FL 33928 intends to register the said name with the Division of Corporations of the Department of State,

Tallahassee, Florida. Dated this 14th day of November,

FC Estero LLC

November 22, 2024 24-05098L

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 Nu2u Bags and More located at 1461 Carmelle Dr, in the County of Lee, in the City of Fort Myers, Florida 33919 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

Dated at Fort Myers, Florida, this 20th day of November, 2024.

Tresa Santella November 22, 2024 24-05151L

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 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE JANUARY 29, 2025

2004 SEEADOO YDY54038E414 \$16.302.62 OWNER RYAN WELLS November 22, 2024 24-05125L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/ lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date December 13th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 40121 2014 Infiniti VIN#: 5N1CL0MN9EC528535 Lienor: Fort Myers Infiniti 14990 S Tamiami Trl Fort Myers 239-432-5502 Lien Amt \$4,729.55

November 22, 2024 24-05088L

FIRST INSERTION

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

Tax Deed #:2024001759 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: Year of Issuance 2022 Description of Property VILLA CAPRI CONDO BLOĞ E OR 786 PG 25-44-24-P1-0090E.0060 Names in which assessed:

RR COGENT INVESTMENT TRUST, THE RR COGENT IN-VESTMENT TRUST AGREE-MENT DATED SEPTEMBER 30, 2019

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am. by Kevin C. Karnes. Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05064L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Lee Health System, Inc., 4211 Metro Pkwy, Ft Myers, FL 33916, desiring to engage in business under the fictitious name of Golisano Pediatrics - Del Prado, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State November 22, 2024

--- TAX DEEDS ---

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

FIRST INSERTION

Tax Deed #:2024001685 NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 10-368 Year of Issuance 2022 Description of Property SERRANO PB 77 PGS 17-19 LOT 23 Strap Number 34-47-25-B2-05100.0230 Names in which assessed:

JENNET NESTEROV, PAVEL NESTEROV

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

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

FIRST INSERTION

Tax Deed #:2024001581 NOTICE IS HEREBY GIVEN that TL-GFY LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 10-426 Year of Issuance 2022 Description of Property HEITMANS BONITA SPRINGS BLK 31 PB 6 PG 24 LOTS 13 + 14 Strap Number 35-47-25-B4-00231.0130

Names in which assessed: DENNIS REEMER, DENNIS REEMMER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-04985L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001593

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: 11-13 Year Property CAPE CORAL UNIT 40 BLK 2812 PB 17 PG 91 LOTS 16 + 17 Strap Number 26-43-23-C1-02812.0160

Names in which assessed: JOSLYN SWANN, LESTER SWANN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Lee Health System, Inc., 4211 Metro Pkwy, Ft Myers, FL 33916, desiring to engage in business under the fictitious name of Radiology Diagnostics HP Commons, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. November 22, 2024

FIRST INSERTION

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

Tax Deed #:2024001719 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 12-3 Year of Issuance 2022 Description of Property N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 Strap Number 13-43-22-C2-00003.0180 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

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

Tax Deed #:2024001648 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 10-465 Year of Issuance 2022 Description of Property FR NE COR OF SE 1/4 OF SW 1/4 S 400 FT W 25 FT TO POB W 120 FT S 70 FT E 120 FT N 70 FT Strap Number 36-47-25-B4-0130A.0080 Names in which assessed: JCHS, 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-04986L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001672 NOTICE IS HEREBY GIVEN that American Tax Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 11-535 Year of Property LEHIGH ACRES UNIT 5 BLK 53 PB 15 PG 61 LOT 11 Strap Number 12-44-26-05-00053.0110

Names in which assessed: JOHN LITTLER, RITA LIT-TLER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION **Fictitious Name Notice**

Notice Is Hereby Given that Lee Health System, Inc., 4211 Metro Pkwy, Ft My-

ers, FL 33916, desiring to engage in business under the fictitious name of Radiology Diagnostics Riverwalk, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

November 22, 2024

FIRST INSERTION

PAGES 17-40

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

Tax Deed #:2024001596 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: 14-99 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 57 BLK 4083 PB 19 PG 130 LOTS 27 + 28 Strap Number 32-43-23-C3-04083.0270

Names in which assessed: KAZIMER L GRABOWSKI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05001L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001592 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: 10-99 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 36 BLK 2303 PB 16 PG 119 LOTS 7 + 8 Strap Number 25-43-23-C4-02303.0070 Names in which assessed: 5 DIAMOND DEVELOPMENT,

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-04989L

FIRST INSERTION

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

Tax Deed #:2024001753 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

follows: of Issuance 2022 Description of Property BUCKINGHAM PK RE BLK B U-2 BLK 8 PB 27 PG 189 LOT 6 Strap Number 16-44-26-05-00008.0060

Names in which assessed: PHYLLIS H MORENBERG All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/14/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION Fictitious Name Notice

Notice Is Hereby Given that Lee Health System, Inc., 4211 Metro Pkwy, Ft Myers, FL 33916, desiring to engage in business under the fictitious name of Radiology Diagnostics Sanctuary, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the

Florida Department of State. November 22, 2024



LEE COUNTY

FIRST INSERTION

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

Tax Deed #:2024001720 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s)has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 11-951 Year of Issuance 2022 Description of Property BUCKINGHAM PK RE BLK B U-2 BLK 9 PB 27 PG 189 LOT 1 Strap Number 16-44-26-05-00009.0010

Names in which assessed: GLORIA M THOMAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-04994L

FIRST INSERTION

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

Tax Deed #:2024001631 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 10-493 Year of Issuance 2022 Description of Property PORTA VECCHIO II AT MEDITERRA OR 4215 PG 550 BLDG 10 UNIT 10-202 Strap Number 02-48-25-B4-01110.0202

Names in which assessed: SANDRA FRIEL, WILLIAM J

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-04988L

FIRST INSERTION

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

Tax Deed #:2024001692

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: 20-237 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 15 BLK 79 PB 18 PG 33 LOT 20 Strap Number 13-45-27-15-00079.0200

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am. by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05026L

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

Tax Deed #:2024001725 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 13-108 Year of Issuance 2022 Description of Property LEHIGH ESTATES UNIT 7 BLK 10 PB 15 PG 87 LOT 4 Strap Number 33-44-26-07-00010.0040

Names in which assessed: MARK A ROBINSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-04997L

FIRST INSERTION

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

Tax Deed #:2024001675 NOTICE IS HEREBY GIVEN that American Tax Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 11-123 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 7 PB 26 PG 4 LOT 25 Strap Number 03-44-26-02-00007.0250

Names in which assessed: RM1 SFR PROPCO A L P, RM1 SFR PROPCO A, L.P., RM1 SFR PROPCO A., L.P.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-04990L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001656

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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-259 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 17 BLK 88 PB 18 PG 35 LOT 7 Strap Number 13-45-27-17-00088.0070

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05028L FIRST INSERTION

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

Tax Deed #:2024001590 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: 14-2 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 90 BLK 5458 PB 24 PG 29 LOTS 16 + 17 Strap Number 13-43-22-C3-05458.0160

Names in which assessed: LEONARDO FABIO ALVAREZ, MARTHA LUCIA ALVAREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-04998L

FIRST INSERTION

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

Tax Deed #:2024001594 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),

the property and the name(s) in which it was assessed are as follows: Certificate Number: 12-18 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 43 BLK 2996 PB 17 PG 54 LOTS 6 + 7 Strap Number 27-43-23-C3-02996.0060

year(s) of issuance, the description of

Names in which assessed: AMERICAN ESTATE AND TRUST, TRACEY MADDEN JONES IRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-04995L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001658

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: 20-320 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 22 PB 15 PG 133 LOT 5 Strap Number 14-45-27-03-00022.0050

Names in which assessed: BABACAR K SISSOKO

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05029L

FIRST INSERTION

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

Tax Deed #:2024001966 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 16-03 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 53 BLK 3860 PB 19 PG 68 LOTS 9 + 10 Strap Number 33-43-23-C4-03860.0090

Names in which assessed: ADA PUMAROL, ANGEL PU-MAROL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05005L

FIRST INSERTION

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

Tax Deed #:2024001722 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 14-40 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 61 BLK 4280 PB 21 PG 6 LOTS 19 + 20 Strap Number 31-43-23-C3-04280.0190

Names in which assessed: LIBERTAD PALMA, RICARDO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-04999L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001693

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: 20-436 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK 61 PB 15 PG 143 LOT 6 Strap Number 14-45-27-11-00061.0060

Names in which assessed: TARPON IV LLC

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05030L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001788

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

Certificate Number: 17-900 Year of Issuance 2022 Description of Property GULF PLACE II OR 1850 PG 0475 UNIT 324 Strap Number 27-44-27-18-00000.3240 Names in which assessed:

NORMAL CONSULTING LTD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05008L

FIRST INSERTION

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

Tax Deed #:2024001597 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: 15-60 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 53 BLK 3867 PB 19 PG 75 LOTS 18 + 19 Strap Number 33-43-23-C2-03867.0180

Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOP-MENT, 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05002L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001956

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

Certificate Number: 20-926 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 29 PB 18 PG 59 LOT 8 Strap Number 21-45-27-06-00029.0080

Names in which assessed: FRANZ BOULANGER

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05032L

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

FIRST INSERTION

Tax Deed #:2024001917 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of

the property and the name(s) in which

it was assessed are as follows: Certificate Number: 18-094 Year of Issuance 2022 Description of Property SUNSET LAKE
CONDO DESC IN OR 2698
PG 65 PH 1 BLDG 4 UNIT 20 Strap Number 31-44-27-18-00004.0020

Names in which assessed: JOESQUARED 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05009L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001598 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: 15-80 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 53 BLK 3847 PB 19 PG 69 LOTS 40 + 41 Strap Number 33-43-23-C3-03847.0400

Names in which assessed: INVESTMENT PUYHUANG LLC, INVESTMENT PUY-HUANG, 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05003L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001670

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

Certificate Number: 21-001640 Year of Issuance 2021 Description of Property LEHIGH ACRES BLK 3 PB 15 PG 101 LOT 27 Strap Number 36-43-27-01-00003.0270 Names in which assessed:

ALIRIO CASTRO

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05034L

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or email legal@businessobserverfl.com

LEE COUNTY

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

Tax Deed #:2024001689 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: 18-428 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 9 PB 15 PG 170 LOT 4 Strap Number 01-45-27-01-00009.0040

Names in which assessed: CARLOS GUZMAN, ROSA GUZMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05012L

FIRST INSERTION FIRST INSERTION

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

Tax Deed #:2024001635 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-201 Year of Issuance 2022 Description of Property COUNTRY CLUB EST BLK 28 PB 15 PG 108 LOT 23 Strap Number 34-44-27-12-00028.0230

Names in which assessed: JAMES M MALLOY, LEO V MONTGOMERY, SHEILA ANN SWAIN, SHIELA ANN SWAIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05010L

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 21-04 Year

of Issuance 2022 Description of

Property CAPE CORAL UNIT

38 BLK 2662 PB 16 PG 98 LOTS

1 + 2 Strap Number 02-44-23-

All of said property being in the County

of Lee State of Florida, Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the highest bidder online at www.lee.real-

taxdeed.com on 01/14/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-05035L

Nov. 22, 29; Dec. 6, 13, 2024

Names in which assessed:

THOMAS SUTCLIFFE

it was assessed are as follows:

C2-02662.0010

Tax Deed #:2024001588

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

Tax Deed #:2024001816 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s)has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-959 Year of Issuance 2022 Description of Property ORANGE GROVE PK COND TRACT K OR 794 PG 576 UNIT 4 Strap Number 05-45-27-20-000K0.0040

Names in which assessed:

Normal Consulting LTD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that JPL

Investments Corp the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 19-662 Year

of Issuance 2022 Description of Property LEHIGH ACRES

UNIT 10 BLK 37 PB 15 PG 160

LOT 12 Strap Number 11-45-27-

ELEANOR FRANCES GIANNINI, LEO M GIANNINI, LEO

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/14/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Ide Technologies Inc the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

vear(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 33- Year

of Issuance 2022 Description

of Property LA COSTA ISLES

UNREC BLK.16 OR 281 PG 594

LOT 14 Strap Number 18-44-21-

All of said property being in the County

of Lee, State of Florida, Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the highest bidder online at www.lee.real-

taxdeed.com on 01/14/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-05046L

Nov. 22, 29; Dec. 6, 13, 2024

Names in which assessed:

JENNIFER CURRY

it was assessed are as follows:

02-00016.0140

24-05017L

Nov. 22, 29; Dec. 6, 13, 2024

Tax Deed #:2024001682

Names in which assessed:

MICHAEL GIANNINI

it was assessed are as follows:

10-00037.0120

Tax Deed #:2024001939

24-05014L

FIRST INSERTION

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

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

of Issuance 2022 Description

of Property LEHIGH ACRES

UNIT 5 BLK 22 PB 15 PG 227

LOT 7 Strap Number 12-45-27-

DONNA M AJIROGI, DONNA

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/14/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-05019L

Nov. 22, 29; Dec. 6, 13, 2024

Names in which assessed:

it was assessed are as follows: Certificate Number: 19-861 Year

05-00022.0070

M TANAKA

Tax Deed #:2024001663

Tax Deed #:2024001589 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: 21-05 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 38 BLK 2663 PB 16 PG 99 LOTS 11 + 12 Strap Number 02-44-23-C2-02663.0110

Names in which assessed: PARAGON DREAM BUILD-ERS, LLC, PARAGON DREAN BUILDERS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05036L

FIRST INSERTION

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

Tax Deed #:2024001634 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 51-8 Year of Issuance 2022 Description of Property PARL IN SEC 24 AS DESC IN OR 1273/1035 Strap Number 24-44-22-00-00043.0000

Names in which assessed: 4205 PINE ISLAND LLC

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05056L

FIRST INSERTION

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

Tax Deed #:2024001653 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: 19-965 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK.63 PB 15 PG 236 LOT 8 Strap Number 12-45-27-14-00063.0080

Names in which assessed: FORTITUDE INTERCONTI-NENTAL 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05020L

FIRST INSERTION

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

Tax Deed #:2024001914 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-181 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 13 BLK 63 PB 18 PG 136 LOT 18 Strap Number 27-45-27-13-00063.0180

Names in which assessed: MAURICE ELIO VERDUN, MAURICE ELIO VERDUN CUEVAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05038L

FIRST INSERTION

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

Tax Deed #:2024001758 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 65-19 Year of Issuance 2022 Description of Property MARAVILLA CIRCLE PB 9 PG 39 LOT 28 Strap Number 25-44-24-09-00000.0280 Names in which assessed: YADIRA RIVES AMAYA

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05063L

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

Tax Deed #:2024001946 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-111 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 34 PB 18 PG 25 LOT 12 Strap Number 13-45-27-07-00034.0120

Names in which assessed: JESEMIE ABRAHAM NOEL, TALIUS NOEL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05023L

FIRST INSERTION

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

Tax Deed #:2024001739 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 22-36 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 41 BLK 2899 PB 17 PG 4 LOTS 9 + 10 Strap Number 03-44-23-C3-02899.0090

Names in which assessed: BERMUDES CONSTRUCTO-RES E INMOBILIARIOS SAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05040L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001614

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

Certificate Number: 80-41 Year of Issuance 2022 Description of Property SCHNEIDERS A E SUB NO 1 PB 9 PG 129 LOT 5 Strap Number 34-43-25-01-00005.0000

Names in which assessed: Rebecca Fajardo

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05074L

FIRST INSERTION

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

Tax Deed #:2024001666 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: 20-257 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 17 BLK 87 PB 18 PG 35 LOT 18 Strap Number 13-45-27-17-00087.0180

Names in which assessed: CHRISTOPHER BUSK, WEST-EX 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05027L

FIRST INSERTION

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

Tax Deed #:2024001767 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 32-37 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 54 BLK 3960 PB 19 PG 91 LOTS 35 + 36 Strap Number 17-44-23-

C2-03960.0350 Names in which assessed: N A L A INVESTMENTS INC, N.A.L.A. INVESTMENTS, 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05045L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001748

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

Certificate Number: 83-38 Year of Issuance 2022 Description of Property PARKVIEW BLK 1 PB 5 PG 53 LOT 11 Strap Number 08-44-25-P4-01101.011Z Names in which assessed:

LYONALD SAINT GERMAIN All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05075L

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

23-CA-005553 LAKEVIEW LOAN SERVICING,

Plaintiff, VS. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE; ORLANDO FONSECA; IRMA BERMUDEZ; MYRRIAN BERMUDEZ: MILDRED BERMUDEZ; DAVIS BERMUDEZ A/K/A DAVID BERMUDEZ; DAISY BERMUDEZ; LUCY BERMUDEZ A/K/A LUCY GARCIA; JOSHUA BERMUDEZ; BRIAN BERMUDEZ: JOHANN BERMUDEZ; RICHARD BERMUDEZ; WILLIAM BERMUDEZ, JR.: CHRISTINA BERMUDEZ; COUNTRY CLUB ESTATES ASSOCIATION OF LEHIGH ACRES, INC.; 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 AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 23, 2024 in Civil Case No. 23-CA-005553, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAKEVIEW LOAN SERVIC-ING, LLC is the Plaintiff, and UN-KNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE; ORLANDO FONSECA; IRMA BER-MUDEZ; MYRIAN BERMUDEZ; MILDRED BERMUDEZ; DAVIS BERMUDEZ A/K/A DAVID BER-MUDEZ; DAISY BERMUDEZ; LUCY

BERMUDEZ A/K/A LUCY GARCIA;

JOSHUA BERMUDEZ; BRIAN BER-MUDEZ; JOHANN BERMUDEZ; RICHARD BERMUDEZ; WILLIAM BERMUDEZ, JR.; CHRISTINA BERMUDEZ; COUNTRY CLUB ES-TATES ASSOCIATION OF LEHIGH ACRES, INC.; ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Kevin C.

Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on January 30, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 23 OF COUN-TRY CLUB ESTATES A SUBDI-VISION OF LEHIGH ACRES, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 104 THROUGH 115, OF THE PUB-LIC RECORDS OF LEE COUN-TY. FLORIDA.

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

the court on 11/15/2024 CLERK OF THE COURT Kevin C. Karnes

(SEAL) N. Watson

Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com

November 22, 29, 2024 24-05103L

1184-1682B

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LEE COUNTY

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

Tax Deed #:2024001638 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 15-854 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 39 PART N BLK 251 PB 27 PG 61 LOT 7 Strap Number 07-44-27-07-00251.0070

Names in which asse MAGDA DUTRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05004L

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

Tax Deed #:2024001698

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: 16-827 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 9 DB 252 PG 451 LOT 24 W 1/2 Strap Number 17-44-27-03-00009.024A Names in which assessed:

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

MARIZELA TREJO

Nov. 22, 29; Dec. 6, 13, 2024

24-05006L

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

Tax Deed #:2024001661 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: 17-312 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 45 DB 254 PG 65 LOT 13 W 1/2 Strap Number 21-44-27-12-00045.013A Names in which assessed:

BO COATES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05007L

FIRST INSERTION

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

Tax Deed #:2024001701 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: 18-296 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT î BLK.1 PB 15 PG 54 LOT 24 W 1/2 Strap Number 36-44-27-01-00001.024A Names in which assessed:

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

NANCY LAGUERRE

Nov. 22, 29; Dec. 6, 13, 2024

24-05011L

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

Tax Deed #:2024001705 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: 18-433 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 11 PB 15 PG 171 LOT 7 Strap Number 01-45-27-02-00011.0070

Names in which assessed: FENNEL BROWN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05013L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2023002585

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: 19-011546 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 3 Strap Number 28-44-27-L3-03011.0010 Names in which assessed: EDNA H CLOER, JAMES T CLOER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05015L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001703 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: 20-557 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 61 PB 18 PG 45 LOT 5 Strap Number 15-45-27-09-00061.0050

Names in which assessed: MARY R STEVENSON, ROB-ERT L STEVENSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05031L

FIRST INSERTION

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

Tax Deed #:2024001957 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-957 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 49 PB 18 PG 62 LOT 13 Strap Number 21-45-27-09-00049.0130

Names in which assessed: KYANA D A MORGAN, MAR-GARET R LARMOND

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05033L

FIRST INSERTION

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

Tax Deed #:2024001915 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-229 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 6 PB 20 PG 56 LOT 5 Strap Number 28-45-27-02-00006.0050

Names in which assessed: CRISTIAN OLIVER VALDIVIA BALCAZAR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05039L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001858 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 27-23 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 51 BLK 3722A PB 19 PG 6 LOT 11 Strap Number 09-44-23-C3-03722.A110

Names in which assessed: ELAIDY MARSAN VALIDO. YOSVEL LACHICOTT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05041L

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

Tax Deed #:2024001734 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 29-04 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 37 BLK 2551 PB 17 PG 21 LOTS 24 + 25 Strap Number 11-44-23-C4-02551.0240 Names in which assessed:

YIGAL MAZOR 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 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05042L

FIRST INSERTION

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

Tax Deed #:2024001709 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 29-29 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 37 BLK 2605 PB 17 PG 21 LOTS 45 + 46 Strap Number 11-44-23-C4-02605.0450 Names in which assessed:

BIG FLOOR LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05043L

FIRST INSERTION

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

Tax Deed #:2024001688 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 10-467 Year of Issuance 2022 Description of Property E 70 FT OF N 200 FT OF W 330 FT OF E 989 FT OF N 1/2 OF SE 1/4 OF SW 1/4. Strap Number 36-47-25-B4-0130B.0070

Names in which assessed: ERIC RAMIREZ, JUAN RAMIREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accordg to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

Who benefits from legal notices?

FIRST INSERTION

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

Tax Deed #:2024001763 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 14-76 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 57 BLK 4118 PB 19 PG 137 LOTS 15 THRU 17 Strap Number 32-43-23-C2-04118.0150

Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOP-MENT, 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

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

Tax Deed #:2024001730 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-479 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 13 PB 18 PG 89 LOT 11 Strap Number 24-45-27-01-00013.0110

Names in which assessed: ALYSSA IMANI PERKINS, ANTONIO PERKINS, DARIUS DEVONTE PERKINS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

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

Tax Deed #:2024001822 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

FIRST INSERTION

Certificate Number: 34-23 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 63 BLK 4432 PB 21 PG 66 LOTS 47 + 48 Strap Number 22-44-23-

C4-04432.0470 Names in which assessed: FERRARA CONSTRUCTION SERVICES, FERRARA CON-

STRUCTION SERVICES 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

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

Tax Deed #:2024001821 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 34-55 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 28 BLK.1922 PB 14 PG 105 LOTS 14 + 15 Strap Number 23-44-23-C4-01922.0140 Names in which assessed: EDWIGE TISSIER, JEAN C

TISSIER, JEAN CHRISTOPHE

TISSIER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

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

Tax Deed #:2024001749 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 39-46 Year of Issuance 2022 Description of Property CAPE CORAL UNIT $70~{\rm BLK}\,4760~{\rm PB}\,22~{\rm PG}\,72~{\rm LOTS}$ 19 THRU 21 Strap Number 09-45-23-C1-04760.0190

Names in which assessed: MENDOZA FAMILY TRUST, THE MENDOZA FAMILY 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29: Dec. 6, 13, 2024



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

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

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FI ORIDA 24-CA-001147

LAKEVIEW LOAN SERVICING,

Plaintiff, VS. LUCA CARPI; UNKNOWN TENANT #1 N/K/A KIM CHAREST; 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 AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 23, 2024 in Civil Case No. 24-CA-001147, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAKEVIEW LOAN SERVIC-ING, LLC is the Plaintiff, and LUCA CARPI; UNKNOWN TENANT #1 N/K/A KIM CHAREST: ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants. The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for

cash at www.lee.realforeclose.com on January 30, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

FIRST INSERTION

LOT 10, BLOCK 24, PALMONA PARK UNIT NO. 1, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 7, PAGES 54-55 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Mon-

roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of the court on 11/15/2024, CLERK OF THE COURT

Kevin C. Karnes (SEAL) N. Watson Deputy Clerk ALDRIDGE PITE, LLP

Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2203B November 22, 29, 2024 24-05102L



LEE COUNTY

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

Tax Deed #:2024001862 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-356 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 9 PB 18 PG 3 LOT 3 Strap Number 10-45-27-02-00009.0030

Names in which assessed: ANA LEET, JOSH LEET

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05016L

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

Tax Deed #:2024001690 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: 19-713 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 50 PB 15 PG 162 LOT 14 Strap Number 11-45-27-12-00050.0140

Names in which assessed: TARPON IV. LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05018L

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

Tax Deed #:2024001691 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: 20-063 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 11 PB 18 PG 20 LOT 11 Strap Number 13-45-27-02-00011.0110 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05021L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001654 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: 20-078 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 17 PB 18 PG 21 LOT 11 Strap Number 13-45-27-03-00017.0110

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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05022L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001655 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: 20-133 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 43 PB 18 PG 26 LOT 4 Strap Number 13-45-27-08-00043.0040

Names in which asses 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05024L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001665 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: 20-205 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 13 BLK 63 PB 18 PG 31 LOT 14 Strap Number 13-45-27-13-00063.0140

Names in which assessed: 1694888 NEVADA 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 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05025L

FIRST INSERTION

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

Tax Deed #:2024001721 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 32-21 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 54 BLK 3950 PB 19 PG 90 LOTS 58 + 59 Strap Number 17-44-23-C2-03950.0580

Names in which assessed: GIUSEPPE MANNINO All of said property being in the County of Lee, State of Florida, Unless such

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05044L

FIRST INSERTION

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

Tax Deed #:2024001582 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: 46-66 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 84 BLK 5580 PB 24 PG 47 LOT 24 Strap Number 19-43-24-C1-05580.0240

Names in which assessed: LISSETTE VEGA RIVERA, RA-MON L PIZARRO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05052L

FIRST INSERTION

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

Tax Deed #:2024001772 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 50-24 Year of Issuance 2022 Description of Property SPRING WOODS M/H U-II S/D PB 42 PG 57 LOT 145 Strap Number 25-43-24-02-00000.1450

Names in which assessed: SABIR AHMED

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05054L

FIRST INSERTION

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

Tax Deed #:2024001803 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 52-82 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 32 BLK 2171 PB 16 PG 8 LOTS 22 THRU 24 Strap Number 31-43-24-C1-02171.0220

Names in which assessed: MARIZELA TREJO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05057L

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

FIRST INSERTION

Tax Deed #:2024001804 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 63-3 Year

of Issuance 2022 Description of Property FLAMINGO BAY UNIT 3 PB 29 PG 147 LOT 32 Strap Number 10-45-22-03-00000.0320 Names in which assessed:

JOHN W SMIRK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05061L

FIRST INSERTION

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

Tax Deed #:2024001561 NOTICE IS HEREBY GIVEN that LVTL OPERATIONS, LLC WSFS, AS CUST. FOR LVTL OPS F the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows:

Certificate Number: 64-38

Year of Issuance 2022 Description of Property ANDERSON HEIGHTS BLK 9 PB 3 PG 59 LOT 7 Strap Number 24-44-24-P2-01809.0070

Names in which assessed: NICHOLAS P VITTI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05062L

FIRST INSERTION

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

Tax Deed #:2024001800 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 35-87 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 71 BLK 4783 PB 22 PG 103 LOTS 21 + 22 Strap Number 28-44-23-C2-04783.0210 Names in which assessed: NICHOLAS G PATTERSON,

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accordto the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

TAMMY L PATTERSON

Nov. 22, 29; Dec. 6, 13, 2024

24-05049L

FIRST INSERTION

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

Tax Deed #:2024001606 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 49-91 Year of Issuance 2022 Description of Property SUNCOAST ESTATES UNREC BLK.39 OR 32 PG 526 LOT 3 Strap Number 24-43-24-03-00039.0030

Names in which assessed: SHAYNE GREENWELL LIV-ING TRUST DATED NOVEM-BER 29, 2005

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001757

ber 25-43-24-03-00075.1080 Names in which assessed:

GAONA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property des in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 50-86 Year of Issuance 2022 Description of Property SUNCOAST EST UNR BLK 75 RESUB LOTS 4-5-7-8 OR 830/748 LOT 8 Strap Num-DANIEL LALLAVE, ERICA

24-05055L

FIRST INSERTION

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

Tax Deed #:2024001982 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 58-05 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 47 PT 2 BLK 3528 PB 23 PG 117 LOTS 11 + 12 Strap Number 05-44-24-C1-03528.0110 Names in which assessed:

ARIASI INTERNATIONAL INC, NEXT LEVEL HOME BUILDERS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accordto the law the property des in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05059L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001622 NOTICE IS HEREBY GIVEN that PRO CAP 8 LLC PRO CAP 8 FBO FIRSTRUST BANK $% \left(1\right) =\left(1\right) \left(1\right) +\left(1\right) \left(1\right) \left(1\right) +\left(1\right) \left(1\right) \left$ following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The $\operatorname{certificate}$ $\operatorname{number}(s)$, vear(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 70-72 Year of Issuance 2022 Description of Property TRAILWINDS UNIT 1 BLK.D PB 12 PG 147 LOT 13 Strap Number 12-45-24-02-0000D.0130 Names in which assessed:

HAROLD R SOUTHWICK, PA-TRICIA SOUTHWICK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

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

Tax Deed #:2024001825 NOTICE IS HEREBY GIVEN that Dana H Cook Family Partnership the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 73-08 Year of Issuance 2022 Description of Property CYPRESS LAKE C C EST II 1A BLK 1 PB 14 PG 55 LOT 24 Strap Number 22-45-24-01-00001.0240

Names in which assessed: ELISABETH ANNE PALMER, ELISABETH PALMER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accordng to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION ALL UNKNOWN PARTIES CLAIM-

ING BY, THROUGH, UNDER, OR

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45,** FLORIDA STATUTES IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-002229 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL

CREDIT OPPORTUNITIES TRUST VIII-B, Plaintiff, vs. SOUTHWEST CAPITAL INVESTMENTS LLC; MILLENNIUM CONTRACTORS LLC: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)

MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION #1: UNKNOWN PARTY IN POSSESSION #2, whose names are fictitious to account for parties in possession, Defendants.

SAID UNKNOWN PARTIES

NOTICE IS HEREBY GIVEN that, pursuant to the Final Summary Judgment of Foreclosure signed on November 12, 2024 in Civil Case Number 24-CA-002229 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein WILM-INGTON SAVINGS FUND SOCIETY. FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTU-NITIES TRUST VIII-B is the Plaintiff and SOUTHWEST CAPITAL IN-VESTMENTS LLC; MILLENNIUM CONTRACTORS LLC; ANY AND

AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, are the Defendants, Kevin C. Karnes, the Clerk of the Circuit Court and Comptroller for Lee County, Florida, will sell to the highest and best bidder for cash at public sale on January 9, 2025 at 9:00 a.m. ET by online auction at www.lee.realforeclose. com after having first given notice as required by Section 45.031, Florida Statutes, the following described property in Lee County, Florida, as set forth in

LOTS 5 AND 6, BLOCK 224, CAPE CORAL, UNIT TWO,

closure, to wit:

the Final Summary Judgment of Fore-

PART ONE, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 10. PAGE 129, PUBLIC RECORDS OF LEE COUNTY, FLORIDA PROPERTY ADDRESS: 210 SE 46TH TERRACE, CAPE COR-AL, FLORIDA 33904 12-45-23-C4-STRAP: / FOLIO ID: 00224.0050 10108787. THE SALE WILL BE MADE PURSU-ANT TO THE FINAL JUDGMENT.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG-MENT. IF YOU ARE A SUBORDI-NATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AF-

TER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-MAINING FUNDS.

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.

WITNESS my hand and official seal of this Court on 11/15/2024.

KEVIN C. KARNES. CLERK OF THE COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) BY: N. Watson AS DEPUTY CLERK

November 22, 29, 2024 24-05101L



Call 941-906-9386 and select the

appropriate County

name from the menu option or email legal@businessobserverfl.com

Business Observer

WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER

FIRST INSERTION

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

Tax Deed #:2024001815 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s)has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

of Issuance 2022 Description of Property DAVIS WOODS CONDO OR 1580 PG 83 UNIT 314 Strap Number 02-46-23-09-

DICKRAN HANONICK, FUAD I BILLEH, JULIET G HANONICK, JULIET G HANOUNIK,

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that JPL

Investments Corp the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 96-8 Year

of Issuance 2022 Description of

Property CAPE CORAL UNIT

36 PB 16 PG 126 BLK 2321

LOTS 37 + 38 Strap Number 25-

Names in which assessed: C A TANO CONSTRUCTION & APLIAN, C. A. TANO CON-

STRUCTION & APLIAN, C. A. TANO CONSTRUCTION &

APLIANCES, LLC, C.A. TANO

CONSTRUCTION & APLIANC-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/14/2025 at 10:00

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

PRO CAP 8 LLC PRO CAP 8 FBO

FIRSTRUST BANK the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s), year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 85-06 Year

of Issuance 2022 Description of Property CAMPBELL ACRES

PR 28 PG 90

Strap Number 09-44-25-P3-

TEMPLO CRISTIANO LA ESTRELLA RESPLANDECI-

ENTE DE LA MANANA INC., TEMPLO CRISTIANO LA ES-

TRELLA RESPLANDECIENTE

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

LA

24-05077L

Names in which assessed:

DE LA MANANA INC.

Nov. 22, 29; Dec. 6, 13, 2024

it was assessed are as follows:

00200.0260

24-05083L

Nov. 22, 29; Dec. 6, 13, 2024

it was assessed are as follows:

43-23-C1-02321.0370

ES LLC

Tax Deed #:2024001950

FIRST INSERTION

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

Tax Deed #:2024001766 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s)has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 55-95 Year of Issuance 2022 Description of Property MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 12 Strap Number 36-43-24-08-00011.0120

Names in which assessed: EDWIN J ERKKILA TRUST, THE EDWIN J. ERKKILA TRUST UNDER AGREEMENT DATE JANUARY 17, 1983

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

24-05058L

FIRST INSERTION

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

Tax Deed #:2024001621 NOTICE IS HEREBY GIVEN that PRO CAP 8 LLC PRO CAP 8 FBO FIRSTRUST BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 61-78 Year of Issuance 2022 Description of Property SHIPYARD VILLAS DESC IN OR 3960 PG 778 PH 2 BLDG 2 UNIT 28 Strap Number 11-44-24-24-00002.0028 Names in which assessed:

JAMES CAZA, N. KEY DRIVE LLC, N. KEY DRIVE, LLC, N. KEY DRIVE, LLC., TRESSA CAZA, TRESSA M CAZA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Ram Tax Lien Fund LP RTLF-FL LLC

the holder of the following certificate(s)

has filed said certificate(s) for a tax

deed to be issued thereon. The cer-

tificate number(s), year(s) of issuance,

the description of the property and the name(s) in which it was assessed are as

Certificate Number: 72-17 Year

of Issuance 2022 Description

of Property MIRAMAR APTS CONDOMINIUM OR 242 PG

625 APT 208 Strap Number 18-

ROGER LEE SCHWEICKART

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/14/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-05067L

Nov. 22, 29; Dec. 6, 13, 2024

45-24-C1-00100.2080

Names in which assessed:

Tax Deed #:2024001784

follows:

24-05060L

NOTICE OF APPLICATION FOR TAX DEED

an Moore the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

SUBD PB 64 PGS 53-66 LOT 329 Strap Number 26-45-24-06-00000.3290

Names in which assessed: WARFLEET REFLECTION LAKES INC, WARFLEET REFLECTION LAKES LLC REFLECTION WARFLEET

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

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

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

Certificate Number: Year of Issuance 2022 Description of Property GORTONS A SUBD BLK 7 PB 5 PG 20 PT BLK 7 N 80 FT OF W 159.75 FT LESS PT DESC OR 3857/2232 Strap Number 09-44-25-07-00007.0010

Names in which assessed: SRR GROUP INC, SRR GROUP, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

PRO CAP 8 LLC PRO CAP 8 FBO

FIRSTRUST BANK the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 89-49 Year

of Issuance 2022 Description

of Property CITY VIEW PARK NO 3 BLK 13 PB 6 PG 32 LOT

18 Strap Number 19-44-25-P3-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/14/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024

00913.0180 Names in which assessed:

SYLVESTER JENNINGS

it was assessed are as follows:

Tax Deed #:2024001617

24-05076L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Tax Deed #:2024001633

Certificate Number: 96-01 Year of Issuance 2022 Description of Property BELLE LAGO PB 76 PGS 16-21 LOT 189 Strap Number 21-46-25-E3-08000.1890

ANDREAS SAVVAS SAVVAKIS KOULA KLICOS SAVVAKIS

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

24-05082L

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed #:2024001813 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 70-80 Year of Issuance 2022 Description of Property TRAILWINDS UNIT 3 BLK G PB 22 PG 136 LOT 27 Strap Number 12-45-24-17-0000G.0270

ALICIA VAZQUEZ

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

24-05066L

FIRST INSERTION

FOR TAX DEED Section 197.512 F.S.

Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

CONDO/OR 856 PG 853 BLDG B UNIT 5 Strap Number 28-45-24-20-0000B.0050

NANCY A MUDGE

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

24-05070L

NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001613 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 74-93 Year of Issuance 2022 Description of Property GOLF CONDOMINI-UM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-C1 Strap Number 31-45-24-50-00001.0C10

Names in which assessed: CLAUDIA LACY KELLY, KEV-IN M KELLY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05072L

FIRST INSERTION NOTICE OF APPLICATION

Section 197.512 F.S.

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

Certificate Number: 77-55 Year of Issuance 2022 Description of Property OCEAN HAR-BOR PH II OR 2265 PG 0538 BLDG B UNIT 105/CCPT #133 Strap Number 28-46-24-W4-

DOMENIC A MEFFE, DO-MENIC MEFFF

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

24-05079L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001779

NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 87-77 Year of Issuance 2022 Description of Property BARDENS SUBD BLK E PB 9 PG 90 LOT 4 Strap Number 18-44-25-P4-0010E.0040 Names in which assessed:

NATASHA F JENKINS, RON-ALD F JENKINS, SCARLETT CAPITAL FUNDILLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05078L

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001732 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s)has filed said certificate(s) for a tax deed to be issued thereon. The cer-

follows: Certificate Number: 93-66 Year of Issuance 2022 Description of Property SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 10 Strap Number 08-46-

Names in which assessed: CARLO T. AND FE S. PENARA-

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00

Nov. 22, 29; Dec. 6, 13, 2024 24-05080L

Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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



follows: Certificate Number: 43-10 Year

00000.3140 Names in which assessed:

LUBOV HANONICK

All of said property being in the County of Lee, State of Florida. Unless such

Nov. 22, 29; Dec. 6, 13, 2024

24-05051L

FIRST INSERTION

Section 197.512 F.S.

Names in which assessed:

All of said property being in the County of Lee, State of Florida. Unless such

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION NOTICE OF APPLICATION

Tax Deed #:2024001727 NOTICE IS HEREBY GIVEN that has filed said certificate(s) for a tax deed to be issued thereon. The cer-

follows: Certificate Number: 74-33 Year of Issuance 2022 Description of Property MYERLEE COUN-TRY CLUB ESTATES NORTH

Names in which assessed:

All of said property being in the County

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

Section 197.512 F.S.

Tax Deed #:2024001602 NOTICE IS HEREBY GIVEN that Bri-

Certificate Number: 73-88 Year of Issuance 2022 Description of Property REFLECTION LAKES

LAKES, LLC

24-05069L

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

Tax Deed #:2024001629 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 74-69 Year of Issuance 2022 Description of Property GRANDE CAY SEC-TION II CONDO DESC OR 3007/2802 PH 4 BLDG 27 UNIT 2702 Strap Number 30-45-24-21-00027.2702

Names in which assessed: MATTHEW J HURLEY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05071L

FOR TAX DEED

Tax Deed #:2024001669

0260B.0105

Names in which assessed:

Nov. 22, 29; Dec. 6, 13, 2024 24-05073L

Tax Deed # 2024001796

NOTICE IS HEREBY GIVEN that PRO CAP 8 LLC PRO CAP 8 FBO FIRSTRUST BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 94-38 Year

> Property ESPLANADE LAKE CLUB PHASE 1 LOT 8 AS DESC IN INST 2019000189935 Strap Number 12-46-25-L1-19000.0080 Names in which assessed:

of Issuance 2022 Description of

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2024001625

STANLEY SCOTT & SMITH, STANLEY SCOTT SMITH, TERRI L SMITH All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/14/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 2024 24-05081L

Section 197.512 F.S.

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

Names in which assessed:

All of said property being in the County

Nov. 22, 29; Dec. 6, 13, 2024

FIRST INSERTION

tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

25-17-00010.0100

NDA LIVING TRUST DATED JANUARY 2, 2009

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

What is a public notice?

A public notice is information intended to inform citizens of government activities.

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP- 3246 Division Probate IN RE: ESTATE OF PATRICIA L. MEREDITH

FIRST INSERTION

Deceased. The administration of the Estate of Patricia L. Meredith, deceased, whose date of death was September 7, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Jeffrey Cory Legacy Foundation 15010 Shell Point Blvd.

Fort Myers, Florida 33908 Attorney for Personal Representative: David M. Platt, Attorney Florida Bar Number: 939196 David M. Platt, P.A. 8880 Gladiolus Dr., Ste. 201 Fort Myers, FL 33908 Telephone: (239) 472-5400 E-Mail: david.platt@sancaplaw.com November 22, 29, 2024 24-05089L

NOTICE TO CREDITORS

(Summary Administration) IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA

PROBATE DIVISION

File No. 24CP3271

Division PROBATE

IN RE: ESTATE OF

ELEANOR NORA ALPERT

A/K/A NORA ELEANOR ALPERT

A/K/A NORA E. ALPERT

Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

You are hereby notified that an Order

of Summary Administration has been

entered in the estate of ELEANOR

NORA ALPERT A/K/A NORA ELEA-

NOR ALPERT A/K/A NORA E. ALP-

ERT, deceased, File Number 24CP3271,

by the Circuit Court for Lee County,

Florida, Probate Division, the address

of which is P.O. Box 2469, Ft. Myers, FL

33902: that the decedent's date of death

was August 13, 2024; that the total val-

ue of the estate is \$0.00 and that the

names and addresses of those to whom

it has been assigned by such order are:

Name Address

Richard Alpert

Michael Alpert

NOTIFIED THAT:

Estero, FL 33928

Elizabeth A. Alpert

28603 Lisburn Court

Bonita Springs, FL 34135

13527 San Georgio Drive

c/o Elizabeth A. Alpert

28603 Lisburn Court

Bonita Springs, FL 34135

ALL INTERESTED PERSONS ARE

All creditors of the estate of the de-

cedent and persons having claims or demands against the estate of the dece-

dent other than those for whom provi-

ABOVE ESTATE:

FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-003141 IN RE: ESTATE OF JOLINDA KAY KACZMAREK

Deceased. The administration of the estate of Jolinda Kay Kaczmarek, deceased, whose date of death was August 20, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

The date of first publication of this

notice is November 22, 2024. Personal Representative: Jennifer Marie Farcasanu 1277 Valley Parke Drive

Kingsport, TN 37663 Attorney for Personal Representative: Renee E. Nesbit E-mail Addresses: RNesbit@Nesbit-Law.comFlorida Bar No. 75374 Renee E. Nesbit, Attorney At Law 8305 Laurel Lakes Way Naples, Florida 34119 Telephone: (239) 249-1072 November 22, 29, 2024 24-05105L

sion 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. NOTWITH-

STANDING ANY OTHER APPLI-

CABLE TIME PERIOD, ANY CLAIM

FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

The personal representative has no duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

Person Giving Notice:

Elizabeth A. Alpert

28603 Lisburn Court

Bonita Springs, FL 34135

Attorney for Person Giving Notice

FEDERICO MOJICA, ESQUIRE

LAW OFFICE OF ANNETTE Z.P.

871 Venetia Bay Blvd., Ste. 300B

E-Mail: federico@arosslawfirm.com

November 22, 29, 2024 24-05095L

Telephone: (941) 480-1948

shawn@arosslawfirm.com

Florida Bar Number: 0124187

Attorney for Petitioner

Venice, FL 34285

Fax: (941) 480-9277

Secondary E-Mail:

ROSS PI

Notice is November 22, 2024.

The date of first publication of this

DEATH IS BARRED.

Florida Statutes.

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE 20TH JUDICIAL CIRCUIT IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3251 **Division MCHUGH**

IN RE: ESTATE OF MANFRED CHOLODEWITSCH

Deceased. The administration of the estate of MANFRED CHOLODEWITSCH deceased, whose date of death was August 7th, 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, Ft Myers FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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

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

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

fied under s. 732.2211.

The date of first publication of this notice is: 11/22/2024.

Personal Representative Stephen Cholodewitsch 11806 W Luxton Ln

Avondale, AZ 85323 Attorney for Personal Representative Nathan E Nevins ESQ, BCS Fl Bar # 106128 Sunshine State Probate 200 SE 13th Street Fort Lauderdale FL 33316 954-249-3144 Nathan@SunshineStateProbate.com November 22, 29, 2024 24-05106L

FIRST INSERTION

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

Case No. 2024-CP-003196 IN RE: THE ESTATE OF CAROL A. MEYHOEFER. deceased

The administration of the Estate of Carol A. Meyhoefer, deceased, whose date of death was July 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal repre-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 November 22, 2024. Personal Representative:

Carleen Menist Attorney for Personal Representative: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247 November 22, 29, 2024 24-05097L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-3115 IN RE: ESTATE OF Francis A. Sarno, Deceased.

The administration of the estate of Francis A. Sarno, deceased, whose date of death was December 30th, 2023, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr., Probate Department, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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

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

The date of first publication of this notice is November 22, 2024. Signed by: Linda DeSimone

Linda DeSimone 10 Hillside Way, Wilmington, MA 01887 Personal Representative Ged Law

Attorneys for Personal Representative 7955 Airport Pulling Road North Suite 202 Naples, FL 34109 Telephone: 2395145048 Florida Bar No. 18808 $Email\ Addresses:\ dged@ged-law.com$ November 22, 29, 2024 24-05109L

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-003330 IN RE: ESTATE OF JOSE DE LOS REYES SALDANA, Deceased.

The administration of the estate JOSE DE LOS REYES SALDANA, deceased, File Number 24-CP-003330, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The name and address of the personal representative and of the personal representative's attorney are

set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 PUBLICA-TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 death of the decedent is

March 22, 2023. The date of publications of this Notice are November 22, 2024, and No-

vember 29, 2024. Personal Representative: Issey De Los Reyes Zumaya 943 Grafton Street

Lehigh Acres, FL 33974 Attorney for Personal Representative: /s/ Daniel J. Bonardi Daniel J. Bonardi, Esq. (FBN: 1027977) Attorney for Personal Representative Bonardi & Uzdavinis, LLP

6408 E. Fowler Ave. Tampa, FL 33617 Phone (813) 540-2019 Fax (813) 540-1980 Email: eservice@bufirm.com November 22, 29, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3418 Division Probate IN RE: ESTATE OF BERNICE WASYLYK

Deceased.

The administration of the estate of Bernice Wasylyk, deceased, whose date of death was January 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. 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.

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

creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representatives: Glen Casey Wasylyk 19 White Pine Way Guelph, Ontario N1G 4X7, Canada Sharon Lee MacKay 3416 Clanfield Crescent Mississauga, Ontario L4Y 3K8, Canada

Attorney for Personal Representatives: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorcevlaw.com November 22, 29, 2024 24-05121L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002408

IN RE: ESTATE OF SANDRA K. BERTSCH $a/k/a \; SANDRA \; KINDER \; BERTSCH$ Deceased.

The administration of the estate of SANDRA K. BERTSCH, deceased, whose date of death was May 31, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is November 22, 2024.

Personal Representatives: Hilary Bertsch 111 Sandra Muraida Way, Apt. 11B Austin, Texas 78703

A. William Bertsch, III 155 Linden Farms Road Locust Valley, New York 11560 **Todd Bertsch** 71 New Street, Apt. 201 Huntington, New York 11743

Attorney for Personal Representatives: Marc L. Stern, Esq. E-mail Addresses: mstern@sullivanlaw.com Florida Bar No. 0994847 Sullivan & Worcester LLP 1251 Avenue of the Americas New York, New York 10020 Telephone: (212) 660-3088 November 22, 29, 2024 24-05108L

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.: 36-2024-CA-00229 FINANCE OF AMERICA REVERSE

Plaintiff, vs. THE UNKNOWN HEIRS DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARY L. HAINSWORTH AKA MARY HAINSWORTH AKA MARY LOUISE HAINSWORTH. DECEASED, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursu-

dated October 24, 2024, and entered in Case No. 36-2024-CA-002297 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Finance of America Reverse LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Mary L. Hainsworth aka Mary Hainsworth aka Mary Louise Hainsworth, deceased; United States of America Acting through Commissioner of Housing and Urban Development; Residence Roofing; Steven

Hainsworth; Brian Hainsworth; Donna

Tsitos, as Personal Representative of

the Estate of Mary L. Hainsworth,

deceased; Any And All Unknown Par-

ties Claiming by, Through, Under, And Against The Herein named Individual

ant to a Final Judgment of Foreclosure

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 com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 12th day of December, 2024, the following described property as set forth in said Final Judgment of

LOTS 35 AND 36, BLOCK 4568. CAPE CORAL SUBDIVISION, UNIT 68, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 23, PAGE 100-108, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 831 SW 5TH TERR

CAPE CORAL FL 33991

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this day of 11/13/2024

Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida (SEAL) By: N. Watson 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 CT - 24-004210

November 22, 29, 2024 24-05085L

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.

Rarely do consumers specifically search online for public notices.

LEE COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003172 Division: Probate IN RE: ESTATE OF MIKE HANZL, a/k/a MILOSLAV HANZL,

Deceased. The administration of the Estate of Mike Hanzl, a/k/a Miloslav Hanzl, deceased, whose date of death was June 27, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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 FOREV-ER BARRED.

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

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

The date of first publication of this Notice is November 22, 2024. Personal Representative:

Alena Hanzl 13420 Wild Cotton Court

North Fort Myers, FL 33903 $\,$ Attorney for Personal Representative: Kevin A. Kvle Attorney for Personal Representative Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP

1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 $\hbox{E-Mail: kevinkyle@gskattorneys.com}$

01010759.DOC/1 November 22, 29, 2024 24-05096L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003433 Division: Probate IN RE: ESTATE OF THOMAS D. STEELE, Deceased.

The administration of the Estate of Thomas D. Steele, deceased, whose date of death was August 7, 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 Representatives and the Personal Representatives' attorney are set forth below.

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

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

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 FOREV-ER BARRED.

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

The date of first publication of this Notice is November 22, 2024.

Personal Representatives: Dixie Steele

3700 Mossy Oak Drive Fort Myers, FL 33905 Austen Steele 3342 Scottview Drive Richmond, VA 23225

Attorney for Personal Representatives: Kevin A. Kyle Attorney for Personal Representatives Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997

E-Mail: kevinkyle@gskattornevs.com

November 22, 29, 2024 24-05094L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003247 **Division Probate** IN RE: ESTATE OF STANLEY A. YELMOKAS Deceased.

The administration of the estate of Stanley A. Yelmokas, deceased, whose date of death was June 22, 2024, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is November 22, 2024.

Personal Representative: Ann Marie McDermott 23 Bradford Street, Unit 3

Provincetown, MA 02657 Attorney for Personal Representative: Jennifer J. Hammond - Attorney Florida Bar Number: 121531 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 jennifer hammond @gskattorneys.comSecondary E-Mail: carolgani@gskattorneys.com

November 22, 29, 2024 24-05090L

00995029.DOCX/2

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-3437 **Division: Probate** IN RE: ESTATE OF RENEE VAN VLACK, Deceased.

The administration of the Estate of Renee Van Vlack, deceased, whose date of death was October 13, 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.

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

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

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

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

The date of first publication of this Notice is November 22, 2024.

Personal Representative: Richard J. Shepard

2825 Palm Beach Blvd., Unit 509 Fort Myers, FL 33916 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevinkyle@gskattornevs.com November 22, 29, 2024 24-05091L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002995 IN RE: ESTATE OF TYLER H. OWEN, JR.

Deceased. The administration of the estate of Tyler H. Owen, Jr., deceased, whose date of death was July 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 ad-

dresses of the personal representative

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

OF THIS NOTICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Carol L. Lawrence 3017 SW 2nd Place Cape Coral, Florida 33914

Attorney for Personal Representative: Heidi M. Brown, Attorney Florida Bar Number: 48692 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: heidib@omplaw.com Secondary E-Mail: hillaryh@omplaw.com November 22, 29, 2024 24-05093L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003558 **Division Probate** IN RE: ESTATE OF DENNIS JOHN PERRY Deceased.

The administration of the estate of Dennis John Perry, deceased, whose date of death was September 30, 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 addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Margarita Alfaro 1031 SE 8th Terrace

Cape Coral, Florida 33990 Attorney for Personal Representative: Eviana J. Martin, Attorney Florida Bar Number: 36198 Martin Law Firm, PL 3701 Del Prado Blvd S. Cape Coral, Florida 33904 Telephone: (239) 443-1094 Fax: (941) 213-1231 E-Mail:

eviana.martin@martinlawfirm.com November 22, 29, 2024 24-05122L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3404 **Division Probate** IN RE: ESTATE OF ANNETTE MARIE ABRUZZO Deceased.

TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE

You are hereby notified that an Order of Summary Administration has been entered in the estate of Annette Marie Abruzzo, deceased, File Number 24-CP-3404 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346. Fort Myers, Florida 33902; that the decedent's date of death was September 26, 2024; that the total value of the estate is \$3,110.98 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Lisa Anne Wilker 651 Holt Circle, Highlands, NC 28741 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 22, 2024.

Person Giving Notice: Lisa Anne Wilker 651 Holt Circle

Highlands, North Carolina 28741 Attorney for Person Giving Notice /s/Wess M. Jacobs Wess M. Jacobs, Attorney Florida Bar Number: 932655 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: wessj@omplaw.com Secondary E-Mail: elizabethw@omplaw.com

November 22, 29, 2024 24-05115L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003370 **Division: Probate** IN RE: ESTATE OF JOHN M. WATSON, Deceased.

The administration of the estate of John M. Watson, deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are

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

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

Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Diane Watson 12289 Alamansa Lane

Bonita Springs, FL 34135 Attorney for Personal Representative LAWRÊNCE A. FRANCO, ESQ. Florida Bar Number: 0176461 Email: larry@francoaughey.com HEATHER A. AUGHEY, ESQ. Florida Bar Number: 1050736 Email: heather@francoaughey.com FRANCO AUGHEY, P.A. Attorneys for Petitioner 100 NW 82 Avenue, Suite 302 Plantation, Florida 33324 Telephone: (954) 617-0440 E-Service: pleadings@francoattorneys.com November 22, 29, 2024 24-05107L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3060 IN RE: ESTATE OF LARRY JOHN BLAZYK Deceased.

The administration of the estate of Larry John Blazyk, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King rs, Florid names and addresses of the personal representatives and the personal representatives' attorney are set forth belo

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 22, 2024.

> Personal Representatives: Lucas Nathan Blazyk 4585 17th Ave North, Apt. 1/2 Saint Petersburg, Florida 33712 Bryan Seth Blazyk

3208 37th Street Southwest Lehigh Acres, Florida 33976 Attorneys for Personal Representatives Joseph L. Lindsay, Esq. Florida Bar Number: 19112 Ryan J. Beadle, Esq. Florida Bar Number: 4530 Lindsay & Allen, PLLC 5692 Strand Court, Suite 1 Naples, FL 34110 Telephone: (239) 593-7900 Fax: (239) 593-7909 E-Mail: joe@naples.law Secondary E-Mail: ryan@naples.law Tertiary E-Mail: wportnoy@naples.law November 22, 29, 2024 24-05092L



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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--- ESTATE ---

LEE COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24-CP-003459 IN RE: ESTATE OF JOHN K. BOLSTAD,

Deceased. The administration of the Estate of John K. Bolstad, deceased, whose date of death was September 16, 2024, is pending in the Circuit Court for Lee County Florida Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representatives and the Personal Representative's Attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is November 22, 2024.

Tara J. Doran 3605 SW 15th Place Cape Coral, FL 33914 /s/ Alvaro Sanchez Alvaro C. Sanchez Attorney for the Petitioner 1714 Cape Coral Parkway East Cape Coral, FL 33904 Tel: (239) 542-4733 Fax: (239) 542-9203 FLA BAR NO 105539 Email: alvaro@capecoral attorney.comcourtfilings@capecoralattorney.com

November 22, 29, 2024 24-05145L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 24-CP-003393 IN RE: ESTATE OF GARY ALAN ARNDT, Deceased.

The administration of the Estate of Gary Alan Arndt, deceased, whose date of death was July 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the Personal Representatives and the Personal Representative's Attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

> **Sharon Rivers** Bradenton, FL 34203

/s/ Alvaro Sanchez Alvaro C. Sanchez Attorney for the Petitioner 1714 Cape Coral Parkway East Cape Coral, FL 33904 Tel: (239) 542-4733 Fax: (239) 542-9203 FLA BAR NO 105539

Email: alvaro@capecoral attorney.com

court filings@cape coral attorney.comNovember 22, 29, 2024 24-05132L FIRST INSERTION

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

FLORIDAPROBATE DIVISION File No. 24-CP-002158 **Division Probate** IN RE: ESTATE OF KENNETH C. COBB Deceased.

The administration of the estate of KENNETH C. COBB, deceased, whose date of death was April 5, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Kendana Heston

 $18670~\mathrm{W}$ 170th Terrace Olathe, Kansas 66062 Attorney for Personal RepresentativeS: /s/ Donna M. Flammang Donna M. Flammang, Attorney for Personal Representative Florida Bar Number: 015230 Brennan, Manna & Diamond, PL 8891 Brighton Lane, Suite 112 Bonita Springs, FL 34135 P: 239.405.8672; F: 239.390.1920 Email: dmflammang@bmdpl.comSecondary Email: acroczko@bmdpl.com 4866-6141-2323, v. 1 November 22, 29, 2024 24-05144L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 24-CP-003429 IN RE: ESTATE OF RUTH MARIE KUMBATOVIC,

Deceased. The administration of the Estate of Ruth Marie Kumbatovic, deceased, whose date of death was September 8, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the Personal Representatives and the Personal Representative's Attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Karen S. Miller 3166 Glenbrook Drive

North Fort Myers, FL 33917 /s/ Alvaro Sanchez Alvaro C. Sanchez Attorney for the Petitioner 1714 Cape Coral Parkway East Cape Coral, FL 33904 Tel: (239) 542-4733 Fax: (239) 542-9203 FLA BAR NO 105539

Email: alvaro@capecoral attorney.comcourtfilings@capecoralattorney.com November 22, 29, 2024 24-05133L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1598 IN RE: ESTATE OF

CHARLES E. SUTTON, Deceased

The administration of the estate of CHARLES E. SUTTON, deceased, whose date of death was May 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, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this Notice is November 22, 2024.

Personal Representative: MELISSA ANN EAGLE

13 Pebble Beach Court Fairfield Ohio 45014 Attorney for Personal Representative: THOMAS F. LATORRE, ESQ. Florida Bar No. 1044329 Safe Harbor Law Firm 27821 S. Tamiami Trail, Suite 2 Bonita Springs, FL 34134 Telephone: (239) 317-3116 Email: tom@safeharborlawfirm.com November 22, 29, 2024 24-05147L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-2928 IN RE: ESTATE OF Carol Sue Walker Deceased.

The administration of the estate of Carol Sue Walker, deceased, whose date of death was July 31st, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is Probate Division, 2115 Second Street, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Susan Rock 24199 Clair Street, Bonita Springs, FL 34135 **Personal Representative**

Ged Law

Attorneys for Personal Representative 7955 Airport Pulling Road North Suite 202 Naples, FL 34109 Telephone: 2395145048 Florida Bar No. 18808 Email Addresses: dged@ged-law.com November 22, 29, 2024 24-05134L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003407 Division: Probate IN RE: ESTATE OF JOHANNA M. CAMPBELL,

Deceased. The administration of the Estate of Johanna M. Campbell, deceased, whose date of death was May 5, 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 attornev 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 FOREV-ER BARRED.

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

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

The date of first publication of this Notice is November 22, 2024.

Personal Representative: John Fedak

23 Hawthorne Drive Medfield, MA 02052 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevinkyle@gskattorneys.com 01015893.DOC/1

November 22, 29, 2024 24-05127L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-003461

IN RE: ESTATE OF

JIA M. MILLER

Deceased.

The administration of the estate of JIA

M. MILLER, deceased, File Number 24-CP-003461, is pending in the Cir-

cuit Court for Lee County, Florida, Pro-

CLERK OF CIRCUIT COURTS

PROBATE DIVISION

P. O. BOX 9346 FORT MYERS, FL 33902

The names and addresses of the per-

sonal representative and her attorney

All creditors of the decedent and oth-

er 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

and other persons having claims or demands against decedent's estate, in-

WILL BE FOREVER BARRED.

Personal Representative:

DAILA LYBARGER

VENICE, FL 34292

Notice is November 22, 2024.

Florida Bar No. 0848727

Telephone (239) 481-8388

15636-2 Carriedale Ln.

Fort Myers, FL 33912

All other creditors of the decedent

THIS NOTICE ON THEM.

are set forth below.

bate Division, the address of which is:

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-3180 IN RE: ESTATE OF ROBERT F. ENCH Deceased.

The administration of the estate of Robert F. Ench, deceased, whose date of death was July 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative:

Louise I. Ench 19711 Marino Lake Circle, Apt. 1102 Miromar Lakes, Florida 33913 Attorney for Personal Representative: Marcie A. Charles Florida Bar Number: 110944 Harrison, LLP 8625 Tamiami Trail N., Suite 202 Naples, FL 34108 Telephone: (239) 316-1400 Fax: (239) 302-2348 $\hbox{E-Mail: mcharles@harrisonllp.com}$ Secondary E-Mail: dbleggi@harrisonllp.com November 22, 29, 2024 24-05126L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3446 IN RE: ESTATE OF JOHN ANTHONY GLOWACZ

Deceased. The administration of the estate of John Anthony Glowacz, deceased, whose date of death was October 26, 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, Florida 33901. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: /s/ Christine Lynn Frasch Christine Lynn Frasch 8301 SW 105th Place Ocala, Florida 34481 Attorney for Personal Representative:

/s/ Monica T. Johnson Monica Johnson, Attorney Florida Bar Number: 1028229 Sunshine State Law, PLLC 2058 Cottage Street Fort Myers, Florida 33901 Telephone: (239) 790-4477 Fax: (239) 201-2662 E-Mail:

in fo@sunshine state law of fice.comNovember 22, 29, 2024 24-05128L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File no. 24-CP-2662 IN RE: ESTATE OF THOMAS FRANK KERSEY. Deceased

The administraJon of the estate of THOMAS FRANK KERSEY, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. rtin Luther King J Myers, FL 33901. The names and addresses of the personal representative 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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES SEC-TION 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

The date of first publication of this notice is November 22, 2024.

Personal Representative Sarah Otto, c/o Joshua R. Fink 3025 Miller Road,

Ann Arbor, MI 48103 Attorney for Personal Representative: Joshua R. Fink Florida Bar No. 19104 Fink & Fink, PLLC 3025 Miller Road, Ann Arbor, MI 48103 Telephone: (734) 994-1077 Fax: (734) 994-3737 Email address: Joshua, Fink@finkandfink.com November 22, 29, 2024 24-05149L



--- ACTIONS / SALES ---

LEE COUNTY

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE. COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002848 **Division: Probate** IN RE: ESTATE OF DAVID DWIGHT STUTLER

Deceased. The administration of the estate of David Dwight Stutler, deceased, whose date of death was December 23, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Matthew Stutler 18910 River States Lane

Alva, FL 33920 Attorney for Personal Representative: Kelly L. Fayer 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@faylerlaw.net Secondary: service@lawsprt.com November 22, 29, 2024 24-05135L

FIRST INSERTION

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

CASE NO.: 2024-CA-5063 886661618 LLC, Plaintiff, v. JOHN DOE, AS THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF EMIL SCHLEGEL: ET AL.,

To SUSAN FUEG:

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

LEHIGH ACRES UNIT 9 BLK 49 PB 18 PG 27 LOT 18 More commonly known as: 566 Silver Avenue South, Lehigh Acres, FL

has been filed by Plaintiff, 886661618 LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, $FL\ 32224, (904)620\text{-}9545 \ on \ or \ before$ December 30, 2024 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

Witness my hand and the seal of this court on this day of 11/18/2024.

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

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Nov. 22, 29; Dec. 6, 13, 2024

24-05116L



A public notice is information tended to inform citizens of government activities

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA File No. 362024CP002699A001CH

Probate Division IN RE: ESTATE OF ROBERT F. DICKERSON. Deceased.

The administration of the estate of ROBERT F. DICKERSON, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Yolande M.C. Dickerson 15755 Blue Skies Drive

North Ft. Myers, FL 33917 Attorney for Personal Representative: Philip L. Schwartz, Esq. Attorney for Personal Representative Florida Bar Number: 826154 Schwartz|White 2000 Glades Rd. Suite 208 Boca Raton, Florida 33431 Telephone: (561) 391-9943 E-Mail: eservice@schwartz-white.com November 22, 29, 2024 24-05130L

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

Case No. 23-CA-013526 Freedom Mortgage Corporation Plaintiff, vs.

Rebeca Estevez; Juan C. Vargas Barrio; Unknown Spouse of Juan C. Vargas Barrio Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale entered in Case No. 23-CA-013526 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Rebeca Estevez; Juan C. Vargas Barrio; Unknown Spouse of Juan C. Vargas Barrio are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.lee.realforeclose.com, beginning at 09:00 AM on the 16th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 79, UNIT 17, GREENBRIAR, SECTION
4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS

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

Dated this day of 11/19/2024

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

As Deputy Clerk
BROCK & SCOTT, PLLC 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 23-F02314 November 22, 29, 2024 24-05142L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-2455 Division PROBATE IN RE: ESTATE OF DEBRA K. LYNCH Deceased.

The administration of the estate of DEBRA K. LYNCH, deceased, whose date of death was June 13, 2024, 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: REBECCA L. HOWARD, a/k/a REBECCA HOWARD

3016 S. Peck Dr. Independence, MO 64055 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 November 22, 29, 2024 24-05146L

FIRST INSERTION

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

(PROPERTY)

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT IN AND

FOR LEE COUNTY, FLORIDA

CASE NO. 24-CA-007264

To: WRA VDL 109, LLC, 24270 Mead-

YOU ARE HEREBY NOTIFIED that

an action to quiet title on the following

Lots 3 and 4, Block 3876, of

CAPE CORAL SUBDIVISION

UNIT 53, according to the Plat thereof, as recorded in Plat Book

19, Page 64, Public Records of

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Dane T. Stan-

ish, Esq., attorney for Add Value De-

velopment, LLC, whose address is 3475

Sheridan Street, Suite 209, Hollywood,

FL 33021, and file the original with the

Clerk of the above-styled Court on or

before December 30, 2024, otherwise a

default will be entered against you for

the relief prayed for in the complaint or

week for four consecutive weeks.

This notice shall be published once a

WITNESS my hand and seal of said

KEVIN C. KARNES

As Clerk of said Court

(SEAL) By K. Harris

Deputy Clerk

24-05113L

Court at Ft. Myers, Florida, on this

ow Drive NW, Calgary, AB T3R 1A8.

property in Lee County. Florida:

Lee County, Florida

ADD VALUE DEVELOPMENT.

Plaintiff, vs.

Defendant.

petition.

11/18/2024.

Dane T. Stanish, Esq.,

Hollywood, FL 33021 (954-923-0524)

stanishd@gmail.com

3475 Sheridan St., Ste 209,

Nov. 22, 29; Dec. 6, 13, 2024

WRA VDL 109, LLC,

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3447 **Division Probate** IN RE: ESTATE OF JAMES F. CALVANO

Deceased. The administration of the estate of JAMES F. CALVANO, deceased, whose date of death was July 30, 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.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: JAMES B. CALVANO

387 Crescent Drive Franklin Lakes, New Jersey 07417 Attorney for Personal Representative: DAVID A. RUBEN, Attorney Florida Bar Number: 115165 GrayRobinson, P.A. 999 Vanderbilt Beach Road, Suite 612 Naples, Florida 34108 Telephone: (239) 598-3601 Fax: (239) 598-3164 E-Mail:

david.ruben@gray-robinson.com Secondary E-Mail: lindsey.hoyle@gray-robinson.com/24130/1#61842312 v2 November 22, 29, 2024 24-05148L

FIRST INSERTION

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

CASE NO.: 24-CA-006253 U.S. BANK TRUST COMPANY. NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2020-R3. MORTGAGE-BACKED NOTES, **SERIES 2020-R3,** Plaintiff, vs. ESTATE OF GARY DAVID

JONES, DECEASED; UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF GARY DAVID JONES, DECEASED: JENNIFER JONES MESSER;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).

TO: ESTATE OF GARY DAVID JONES, DECEASED (Current Residence Unknown) (Last Known Address) 333 BELLAIR ROAD FT. MYERS, FL 33905 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF GARY DAVID JONES, DECEASED (Last Known Address) 333 BELLAIR ROAD FT. MYERS, FL 33905 ALL OTHER UNKNOWN PARTIES. INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES THE SUR-VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY THROUGH, UNDER OR AGAINST

THAT DEFENDANT, AND ALL

CLAIMANTS, PERSONS OR PAR-

TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 333 BELLAIR ROAD

FT. MYERS, FL 33905

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: LOT 689, BLOCK 14, OF RUS-SELL PARK, ACCORDING TO

THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 8, PAGE 25, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A: 333 BELLAIR ROAD, FT. MYERS, FL 33905.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 18th day of November, 2024.

KEVIN C. KARNES As Clerk of the Court and/or Comptroller (SEAL) K. Harris

Brian L. Rosaler, Esquire. POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400. Deerfield Beach, FL 33442., Attorney for Plaintiff,

22-50238 November 22, 29, 2024 24-05118L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO **E.S. CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY, CIVIL DIVISION CASE NO.: 24-CA-003010 DIAMOND GULF CONSTRUCTION, LLC, a Florida limited liability corporation,

Plaintiff, vs. TSAVO GROUP, INC, a Florida corporation,

Defendant.

NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure dated November 14, 2024, in the above-style cause, I will sell to the highest and best bidder for cash www.lee.realforeclose. com at 9:00 a.m. on the 16th day of January, 2025, the following described

property: LOT 4, BLOCK 4310, CAPE CORAL UNIT 61, ACCORD-ING TO THE MAP OR PLAT THEREOF. AS RECORDED IN PLAT BOOK 21, PAGE(S) 4 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. More commonly known as: 3611 Gulfstream Pkwy, Cape Coral, FL

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT. Any person claiming an interest in

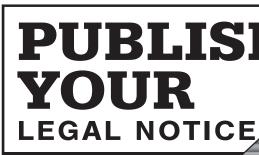
the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. 11/20/2024

Kevin C. Karnes Clerk of Court (SEAL) BY: N. Watson Deputy Clerk /s/ Christine F. Wright

Christine F. Wright, Esq. Florida Bar No : 120790 WRIGHT LAW FIRM, P.A. 923 Del Prado Blvd. S., Suite 205 Cape Coral, FL 33990 Tel: 239-542-9955 Fax: 239-829-0548 Primary E-mail: cwright@wlfpa.comSecondary E-mail: info@wlfpa.com November 22, 29, 2024 24-05150L

PUBLISH YOUR

office on your behalf



We publish all Public sale, Estate & Court-related notices

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk's

Email legal@businessobserverfl.com



OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

> LEE COUNTY leeclerk.org

COLLIER COUNTY

collierclerk.com HILLSBOROUGH

COUNTY hillsclerk.com

pascoclerk.com PINELLAS COUNTY mypinellasclerk.gov

PASCO COUNTY

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 24-CA-004860 SHARON MCADAMS, as Attorney-in-Fact for JAMES A.

Plaintiff, vs. ALL UNKNOWN HEIRS. DEVISEES, LEGATEES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF MILDRED A. AYLWARD, DECEASED; et al., Defendants.

TO: ALL UNKNOWN HEIRS, DEVI-SEES, LEGATEES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ES-TATE OF MILDRED A. AYLWARD, DECEASED

Last Known Address: 131 Granada St., Ft. Myers, FL 33905

Current Address: Unknown
YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certian Mobile Home, VIN # 15766A/B; Title #16347433/34, located at 131 Granada St., Fort Myers, FL 33906, in 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 Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd.,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 2024-CP-002833

IN RE: ESTATE OF

DAVID N. LEVY.

Deceased

The administration of the Estate of

David N. Levy, deceased, whose date of

death was June 4, 2024, is pending in

the Circuit Court for Lee County, Flor-

ida, Probate Division, the address of

which is 1700 Monroe Street, Fort My-

ers FL 33901. The names and addresses

of the Personal Representative and the

Personal Representative's attorney are

er 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

The Personal Representative has no

duty to discover whether any property

held at the time of the Decedent's death

by the Decedent or the Decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

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. 24-CA-000154

NOTICE IS HEREBY GIVEN pursu-

ant to an Order or Final Judgment of

Foreclosure dated November 12, 2024,

and entered in Case No. 24-CA-000154

of the Circuit Court of the TWENTI-

ETH Judicial Circuit in and for Lee

County, Florida, wherein Metropolitan

Life Insurance Company is the Plaintiff and JENNIFER MOORE A/K/A

JENNIFER R. MOORE, UNKNOWN

TENANT #1, ROBERT MOORE,

PORTFOLIO RECOVERY ASSOCI-

ATES, LLC, JHPDE FINANCE I, LLC, LVNV FUNDING LLC, MID-

LAND FUNDING LLC, CREDIT

CORP SOLUTIONS, INC, UNIFUND

CCR, LLC, and CAPITAL ONE BANK

(USA), N.A. the Defendants. Linda

Doggett, Clerk of the Circuit Court in

and for Lee County, Florida will sell to

the highest and best bidder for cash at

www.lee.realforeclose.com, the Clerk's

website for on-line auctions at 9:00

AM on January 9, 2025, the following

described property as set forth in said Order or Final Judgment, to wit:

METROPOLITAN LIFE

INSURANCE COMPANY

Defendants/

JENNIFER MOORE A/K/A

JENNIFER R. MOORE, et al,

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

set forth below.

Ste. 200W. Boca Raton, FL 33431 and whose email address is: service@ mls-pa.com, on or before December 30, 2024 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

ing or voice impaired, call 711. Witness my hand and the seal of said Court this day of 11/18/2024,

KEVIN C. KARNES Clerk of the Court (SEAL) BY: N. Watson Deputy Clerk

Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, 1900 NW Corporate Blvd., Ste. 200W,

Boca Raton, FL 33431 service@mls-pa.com Nov. 22, 29; Dec. 6, 13, 2024

creditor as specified under s. 732.2211,

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

Signed by: Benjamin Levy

Benjamin Levy

6 Legacy Circle

Penfield, New York 14526

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is November 22, 2024.

/s/ Lisa Curia George

Fort Myers, FL 33907

Fax: (239) 275-3313

Secondary E-Mail:

Telephone: (239) 275-0808

michelle@mikehagen.com

E-Mail: lisa@mikehagen.com

November 22, 29, 2024 24-05129L

THEREOF ON FILE IN THE

OFFICE OF THE CLERK OF

THE CIRCUIT COURT RE-

CORDED IN PLAT BOOK 15.

PAGE 26 AND IN DEED BOOK

252, PAGE 234, PUBLIC RECORDS OF LEE COUNTY,

IF YOU ARE A PERSON CLAIMING

AN INTEREST IN THE SURPLUS

FROM THE SALE, IF ANY, OTHER

THAN THE PROPERTY OWNER AS

OF THE DATE OF THE LIS PEN-

DENS, YOU MUST FILE A CLAIM

WITH THE CLERK OF COURT BE-

FORE OR NO LATER THAN THE

DATE THAT THE CLERK REPORTS

THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY

CLAIM, YOU WILL NOT BE ENTI-

TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-

ED AS UNCLAIMED, ONLY THE

OWNER OF THE RECORD AS OF

THE DATE OF THE LIS PENDENS

MAY CLAIM THE SURPLUS.

Hagen Law Firm

Suite 1003

FIRST INSERTION

Lisa Curia George, Attorney

Florida Bar Number: 1033829

5290 Summerlin Commons Way,

NOTWITHSTANDING THE TIME

FIRST INSERTION

Florida Statutes.

NOTICE.

24-05117L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 24-CA-000125 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

NICHOLAS OCHS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LONNA M. REMSEN,

Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to The Order Resetting Foreclosure Sale entered on November 13, 2024, and the Final Judgment of Foreclosure entered on July 25, 2024, in Case No. 24-CA-000125 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORA-TION, is Plaintiff, and NICHOLAS OCHS, AS PERSONAL REPRESEN-TATIVE OF THE ESTATE OF LONNA M. REMSEN; DANIEL CAVANA-UGH; WHISPERWOOD I HOME-OWNERS ASSOCIATION, INC.; and UNKNOWN HEIRS OF LONNA M. REMSEN are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose. com on the 6th day of March 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNIT 11-B, WHISPERWOOD I TOWNHOMES, MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF LOT 8, WHISPERING PINES, PHASE 2, PLAT BOOK 33, PAGE 19, A SUBDIVISION IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: THENCE EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 8, FOR 103.28 FEET; THENCE NORTH FOR THE 18.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH FOR 40.0 FEET; THENCE EAST FOR 18.06 FEET; THENCE SOUTH FOR 40.0 FEET; THENCE WEST FOR 18.06 FEET TO THE POINT OF BEGINNING.

Also known as 13446 Heald Ln, #11B, Fort Myers, FL 33908. together with all existing or subsequently erected or affixed buildings,

improvements and fixtures. Âny 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: 11/13/2024

Kevin Karnes Clerk of Court, Lee County (SEAL) By: N. Watson Deputy Clerk of Court November 22, 29, 2024 24-05086L

FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 24-CA-003805 TOORAK CAPITAL PARTNERS

PLAINTIFF vs 208 43RD TERRACE LLC, ET AL., DEFENDANT(S).

TO: Daniel Stephen Spira Last Known Address: 208 SE 43rd Terrace, Cape Coral, FL 33904

Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT(S) 49, 50 AND 51, BLOCK 245, CAPE CORAL, UNIT 10, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 13, PAGE(S) 25 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this day of 11/13/2024

KEVIN C. KARNES As Clerk of Court (SEAL) By: N. Watson As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff. 210 N. University Drive, Suite 900, Coral Springs, FL 33071 24FL274-0008-1 November 22, 29, 2024 24-05084L

FIRST INSERTION

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

24-CA-001592

NATIONSTAR MORTGAGE LLC, Plaintiff, VS. UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN

TENANT #1; UNKNOWN TENANT #2; 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 AS

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

DATED at Lee County, Florida, thisday of 11/18/2024,.

Kevin C. Karnes Clerk Lee County, Florida (SEAL) By: N. Watson Deputy Clerk

GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff(s) 2313 W. Violet St. Tampa, FL 33603 630282.103641/AFD November 22, 29, 2024 24-05114L NOTICE OF FORECLOSURE SALE FLORIDA

OLEN F. STARLING; UNKNOWN SPOUSE OF OLEN F. STARLING; SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 21, 2024 in Civil Case No. 24-CA-001592, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff, and OLEN F. STARLING; UNKNOWN SPOUSE OF OLEN F. STARLING; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UN-KNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UN- KNOWN 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 SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on January 16, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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

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

the court on 11/15/2024, CLERK OF THE COURT Kevin C. Karnes (SEAL) N. Watson

Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: $Service \underline{Mail@aldridgepite.com}\\$ 1184-2155B November 22, 29, 2024 24-05100L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45**

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 23-CA-013100

JOEL R. LAVENDER, TRUSTEE, Plaintiff, vs. ANNELIE PROPERTIES GROUP, LLC, a Florida limited liability company; MANUEL E. BLANCO; DAILEN CALDERON; UNKNOWN OCCUPANT NUMBER 1 and

UNKNOWN OCCUPANT NUMBER

Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 23, 2024, and the Order to Re-Set Sale and Award Supplemental Attorneys' Fees and Costs dated November 12, 2024, entered in Case No. 23-CA-013100 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein JOEL R. LAVENDER, TRUSTEE, is Plaintiff and ANNELIE PROPERTIES GROUP, LLC, a Florida limited liability company, MANUEL E. BLANCO, DAILEN CALDERON, UNKNOWN OCCU-PANT NUMBER 1 and UNKNOWN OCCUPANT NUMBER 2 are Defendants, Kevin C. Karnes, as Clerk of the Court, will sell to the highest and best bidder for cash on-line at www.lee. realforeclose.com at 9:00 a.m. on the 19th day of December, 2024, the following described property as set forth in said Final Judgment of Foreclosure,

Lots 43 and 44, Block 4395, CAPE CORAL UNIT 63, according to the plat thereof, as recorded in Plat Book 21, Pages 48 through 81, of the 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 IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

Dated at Fort Myers, Florida, on this 15 day of November, 2024.

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

Submitted by: ALLEN BOSWORTH, ESQ. Attorney for Plaintiff 7777 Glades Road, Suite 100 Boca Raton, FL 33434 Tel: (954) 524-7744 Fax: None E-mail: Allen@Bosworth-Law.com November 22, 29, 2024 24-05099L

FIRST INSERTION

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

CASE NO: 24-CA-006856 BANK OF AMERICA, N.A. a National Banking Association, Plaintiff, vs. NATIONWIDE LENDING CORPORATION, a foreign corporation, Defendant.

TO: NATIONWIDE LENDING COR-PORATION. (current address unknown)

YOU ARE NOTIFIED that an action to compel the recording of an assignment, a satisfaction, or discharge of mortgage on the following real property in Lee County, Florida: Lot 49, Block HH, Stoneybrook,

Unit Two, according to the plat thereof, as recorded in Plat E, pages 5 through 15, inclusive, Public Records of Lee County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it upon Kenneth A. Tomchin, TAYLOR DAY GRIMM & BOYD, attorney for Plaintiff, whose address is 50 N Laura Street, Suite 3500, Jacksonville, Florida 32202 on or before December 30, 2024, and file the original with the Clerk of this Court at Lee County Judicial Center, 2nd Floor, 1700 Monroe Street, Ft. Myers, FL 33902 either before service on plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the complaint. DATED 11/18/2024.

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

KENNETH A. TOMCHIN TAYLOR DAY 50 N Laura St., Ste 3500 Jacksonville, FL 32202 (904) 356-0700 katpleadings@taylordaylaw.com Attorneys for Plaintiff Nov. 22, 29; Dec. 6, 13, 2024 24-05112L

FIRST INSERTION

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

DIVISION: CIVIL CASE NO. 24-CC-004901 THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION,

INC., a Florida non-profit corporation, Plaintiff, vs.

BRUCE W. DOUGLAS AND CAROL D. DOUGLAS. Defendants

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on December 12, 2024, at 9:00 A.M. via electronic sale at www.lee.real foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 48 in Condominium Parcel Number M of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment

thereto, if any. A/K/A Unit 1310, Week 48 pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.

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

WITNESS my hand and official seal of said Court this day of 11/15/2024,

KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N. Watson Deputy Clerk Michael J. Belle, Esquire

Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 48085 / 3-82734 November 22, 29, 2024 24-05104L

FIRST 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

24-GA-000027 IN RE: The Guardianship of Raffic

Gharapetian Notice is given that, pursuant to section

744.534, Florida Statutes, unclaimed guardianship funds of \$2776.79 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 11/06/2024, IN RE: The Guardianship of Raffic Gharapetian, 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: November 19, 2024

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Loretta Arevalo Deputy Clerk 24-05120L Nov. 22; Dec. 20, 2024

OFFICIAL COURTHOUSE **WEBSITES**

One Done manateeclerk.com

sarasotaclerk.com charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

my**pinellas**clerk.gov

polkcountyclerk.net

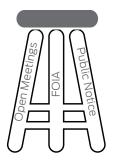
my**orange**clerk.com

LOT 16, BLOCK 30, UNIT 8, SECTION 19, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT

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







VS



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

೭ಿ೭

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and



Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.

Tax Deed Sales

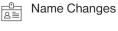


Government Property Sales



Permit and License Applications

Mortgage Foreclosures



Probate Rulings



Divorces and Adoptions



Orders to Appear

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2024-CA-4877

H&D ELITE VENTURES LLC, Plaintiff, v

JOHN DOE, AS THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF FRED VLADIMERO MAZZEI; ET AL.,

TO: CARLYE CHIARITO

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

LEHIGH ACRES UNIT 8 BLK 72 PB 18 PG 102 LOT 1 More commonly known as: 1202 Jaguar Boulevard, Lehigh Acres, FL

Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before December 3, 2024 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

Witness my hand and the seal of this court on this day of 10/24/2024

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

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 November 1, 8, 15, 22, 2024

24-04706L

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY, FLORIDA FAMILY DIVISION CASE NO.: 24-DR-006786

IN RE: THE MARRIAGE OF EDDIE N. VEGA, JR., Petitioner/Husband and MARIA NORBEYDA RESTREPO

Respondent/Wife. TO: MARIA NORBEYDA RESTREPO MOLINA Buga Colombia

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JUAN J. PILES, Esq., attorney for Petitioner, EDDIE N. VEGA, JR., whose address is 4905 Chiquita Blvd. S., Suite 103, Cape Coral, Florida 33914, on or before December 9, 2024, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of 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. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/28/2024.

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

November 1, 8, 15, 22, 2024 24-04732L

FOURTH INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD AND RELATED RELIEF

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

Case No.: 24-DR- 006560 IN RE: THE MARRIAGE OF: JOVAN DRAINE Petitioner/Wife, Vs. RASSAAN DRAINE Respondent/Husband

TO: Rassaan Draine 4395 Colonial Blvd, Fort Myers, FL 33966

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Child and Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Destiney R. Smith Law Office, whose address is 12651 McGregor Blvd. Ste. 304Fort Myers, Florida 33919 on or before November 27, 2024, and file the original with the clerk of this Court at 1700 Monroe St. Fort Myers, Florida 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/18/2024.

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J. Collins {Deputy Clerk} Nov. 1, 8, 15, 22, 2024 24-04727L

SECOND INSERTION

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

CIVIL ACTION
CASE #: 24-DR- 006814 KATHY BYERLINE Petitioner, and

KEVIN COLE, Respondent.
TO: KEVIN COLE Last known address: 1306 SW 4th Place

Cape Coral, FL 34991 YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Diane M. Dramko, Esq., Attorney for Petitioner, whose address is 1423 SE 16th Place. Suite #102, Cape Coral, FL 33990 on or before December 9, 2024, 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/29/2024.

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk Nov. 15, 22, 29; Dec. 6, 2024

24-04959L

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

THIRD INSERTION

CASE NO.: 2024-CA-6878 S&K BIMINI BAY HOLDINGS, LLC,

Plaintiff, v TRACEY J. RASMUSSEN, AS THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF GORDON W. VAN BUSKIRK. Defendant.

To: TRACEY J. RASMUSSEN, AS THE PERSONAL REPRESENTA-TIVE FOR THE ESTATE OF GOR-DON W. VAN BUSKIRK

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

LEHIGH ACRES UNIT 4 BLK 16 PB 27 PG 183 LOT 8 More commonly known as: 649 Cen $tral\ Street\ East,\ Lehigh\ Acres,\ FL$ 33974

has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS, LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before December 9, 2024 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

Witness my hand and the seal of this court on this day of 10/30/2024

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

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 November 8, 15, 22, 29, 2024

24-04766L

THIRD INSERTION

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

CIVIL ACTION CASE NO.: 24-CA-3284 MELISSA MURPHY, EDDIE COLBURN: JAZZMIN HUSSEY; JOHNNY TREJO; CHRISTOPHER TREJO; S.T., minor 1, S.T., minor 2, CHEREE TAYLOR; J. K. Minor, AARON

Defendants.TO: EDDIE COLBURN 240 4th Avenue NW, Apt. 86 Hamilton, AL 35570

J.K. Minor

1214 County Highway 20 Hamilton Ål 35570

COMES NOW, the Plaintiff, ME-LISSA MURPHY, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on May 1, 2024. Case No: 24-CA-3284.

1. 8135 McDaniels Dr., North Fort Myers, Florida 33927 More specifically described as LOT 40, BLOCK 37, SUN-

COAST ESTATES S/D, UNRE-CORDED AS PER PLAT ON FILE IN O.R. BOOK 502, PAGE 616, of the Public Records of Lee

natural persons, if alive, and if dead or

not known to be dead or alive, their sev-

Along with a 1988 LIBE Mobile Home Situated on said property with Title # 50861379 24-43-24-03-STRAP:

00037.0400 You are required to serve an Answer to this action upon: RICHARD M.

RICCIARDI, JR., ESQUIRE of YOUR ADVOCATES, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before December 10, 2024, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of you curlawsuit will be mailed to the address on record at the clerk's office.

DATED THIS DAY OF 10/31/2024Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N. Watson Deputy Clerk

/s/ Richard M. Ricciardi, Jr., Esq. Richard M. Ricciardi, Jr., Esquire Florida Bar No. 90567 Your Advocates, PA Attorney for Plaintiff 2050 McGregor Blvd. Fort Myers, FL 33901 (239) 689-1096 (Telephone) (239) 791-8132 (Facsimile) rricciardi@your-advocates.org November 8, 15, 22, 29, 2024

24-04784L

THIRD INSERTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL. CIVIL ACTION Case No: 24-CA-003631

NOTICE OF ACTION

DISTRIJASS, LLC BERNADETTE SOTONAK, and ARLENE SOTONAK, heir at law of ELSIE SOTONAK a/k/a MARY

ELSIE SOTONAK, deceased. Defendants. TO: ARLENE SOTONAK, heir at law

of ELSIE SOTONAK a/k/a MARY ELSIE SOTONAK, deceased. ... if alive, and if dead, and all unknown

eral and respective unknown spouses, heirs, devisees, grantees, and creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in and to the property described as unpaid commission

YOU ARE NOTIFIED that an action

to Quiet Title to certain property situated in Lee County, Florida, has been filed pursuant to § 65.081 Fla. Stat. Alternatively, in the event that Plaintiff's tax deed title is determined invalid as to the Defendant(s), this is also an action to foreclose a statutory lien for such invalidated tax deed pursuant to the provisions of § 197.602 Fla. Stat. which has been instituted against you. YOU ARE REQUIRED to serve a

copy of your written defenses, if any, to this action on Leon G. Rendeiro, Attorney, whose address is 1714 Cape Coral Parkway East, Cape Coral, Florida 33904 on or before December 10, 2024 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. Date: 10/31/2024

Kevin C. Karnes (SEAL) By: N. Watson Deputy Clerk Leon G. Rendeiro,

Attorney, 1714 Cape Coral Parkway East, Cape Coral, Florida 33904 November 8, 15, 22, 29, 2024

24-04785L



Who benefits from legal notices?

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

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

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

LEE COUNTY

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY

FLORIDA CIVIL DIVISION CASE NO.: 24-DR-4709 IN RE THE MARRIAGE OF: JACQUELYN HALLOCK, Petitioner/Wife, and NIKOLA DIMITRIVIC. Respondent/Husband.

TO: NIKOLA DIMITRIVIC 28019 Westbrook Dr.,

Bonita Springs, Florida 34135-6914 YOU ARE NOTIFIED that a PETI-

TION FOR DISSOLUTION OF MAR-RIAGE AND OTHER RELIEF has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Dustin Butler of Martin Law Firm, P.L., Petitioner's attorney, whose address is 3701 Del Prado Boulevard S., Cape Coral, Florida 33904, on or before December 16,2024and file the original with the clerk of this court at Lee County Courthouse, Family Division, 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.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED this 5th day of November,

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

Nov. 15, 22, 29; Dec. 6, 2024 24-04934L

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT.

IN AND FOR LEE COUNTY,

FLORIDA

TO: DEVON B. PINKERTON at his

103 N 17th St, East Orange, NJ 07017

YOU ARE HEREBY NOTIFIED that

a Petition to Adopt or other related re-

lief has been filed against you and that

you are required to serve a copy of your

written defenses, if any, to it on Peti-

tioner's Counsel David W. Holley, Esq.,

at the Law Firm of Burandt, Adamski,

Feichthaler & Sanchez, P.L.L.C., located

at 1714 Cape Coral Parkway East, Cape

Coral, Florida 33904 on or before thirty

(30) days from the first date of publica-

tion and file the original with the clerk

of this Court at Lee County Clerk of

Court, 1700 Monroe Street, Fort Myers,

FL, 33901 before service on Petitioner's

Counsels or immediately thereafter.

If you fail to do so, a default may be

entered against you for the relief de-

manded in the petition. Response due

date: December 18, 2024 Clerk's Office

Address: 1700 Monroe Street, Fort My-

Date of Birth 11/26/2010

Childs Name D.W.L.P.

business observer paper.

Dated: 11/08/2024

/s/ David W. Holley

Fla. Bar No. 124657

David W. Holley, Esquire

1714 Cape Coral Parkway East

Nov. 15, 22, 29; Dec. 6, 2024

Cape Coral, Florida 33914

Place of Birth NEW JERSEY

The minor children are identified as

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

THIS NOTICE will be Posted in the

Kevin C. Karnes

Clerk of the Court

Deputy Clerk

(SEAL) By: J. Collins

ers, FL 33901

follows:

Case No.: 24-DR-4383 IN THE MATTER OF THE

DURON WILLIAM LAROZA

ADOPTION OF

PINKERTON,

last known addresses:

Adoptee.

SECOND INSERTION

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

Case No.: 24-DR-4334 IN THE MATTER OF THE ADOPTION OF DESTINY REZLIN LAROZA,

Adoptee. TO: PHILLIP J. HALL at his last known addresses: 3 Laurel Place, Newark, NJ 07106

YOU ARE HEREBY NOTIFIED that a Petition to Adopt or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's Counsel David W. Holley, Esq., at the Law Firm of Burandt, Adamski, Feichthaler & Sanchez, P.L.L.C., located at 1714 Cape Coral Parkway East, Cape Coral, Florida 33904 on or before thirty (30) days from the first date of publica tion and file the original with the clerk of this Court at Lee County Clerk of Court, 1700 Monroe Street, Fort Myers, FL, 33901 before service on Petitioner's Counsels or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Response due date: December 18, 2024 Clerk's Office Address: 1700 Monroe Street, Fort Myers, FL 33901

The minor children are identified as follows:

Date of Birth 07/01/2009 Place of Birth NEW JERSEY Childs Name D.R.L.

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

THIS NOTICE will be Posted in the business observer paper. Dated: 11/08/2024

SECOND INSERTION

NOTICE OF ACTION FOR

DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL

SUPPORT)

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Case No.: 23-DR- 002139

Judge: Carlin, John S

 $2928~\mathrm{SW}$ 8TH PL CAPE CORAL FL

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 writ-

ten defenses, if any, to it on AUGUSTO MARIA CLAUDIO PROCESI, whose

address is 2023 NE 34TH STREET

CAPE CORAL FL 33909 on or before

12-17-24, 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-

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

You must keep the Clerk of the Cir-

cuit Court's office notified of your cur-

rent 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

Family Law Rules of Procedure, re-

quires certain automatic disclosure of

documents and information. Failure to

comply can result in sanctions, includ-

CLERK OF THE CIRCUIT COURT

(SEAL) By: JG

Deputy Clerk

24-04933L

ing dismissal or striking of pleadings.

Dated: 11/07/24

Nov. 15, 22, 29; Dec. 6, 2024

WARNING: Rule 12.285, Florida

KARINA AR-

AUGUSTO MARIA CLAUDIO

ARRECHEDERA PATINO,

PROCESI,

Petitioner, and

YOHANA KARINA

Respondent, TO: YOHANA

ed in the petition.

clerk's office

RECHEDERA PATINO.

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

/s/ David W. Holley David W. Holley, Esquire 1714 Cape Coral Parkway East Cape Coral, Florida 33914 Fla. Bar No. 124657 Nov. 15, 22, 29; Dec. 6, 2024

24-04960L

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr Bonita Springs, FL 34135. December 5th, 2024 at 11:45AM.

Jenee Dampier Totes, boxes, bags, board games, rugs,

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

November 15, 22, 2024 24-04943L

SECOND INSERTION

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

Tax Deed #:2024001473 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-102 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.19 PB 18 PG 74 LOT 8 Strap Number 22-45-27-04-00019.0080

Names in which assessed: CRYSTAL SMITH, ROBERT LEE TRIMBLE, ROSCOE KENNETH GARDNER, WILLIAM DAVID HOOVER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04891L

NOTICE OF ACTION

IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT. IN AND FOR LEE COUNTY,

IN RE: ESTATE OF AURORA MAQUEIRA, Deceased.

(Addresses Unknown)

tion for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name

FOURTH INSERTION

COMPLAINT TO QUIET TITLE IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

CIVIL DIVISION CASE NO. 24-CA-004041 CARLOS CAMACHO SUAREZ Plaintiff, vs. WILLIAM O'BRIEN

Defendant.

TO: WILLIAM O'BRIEN (Address Unknown)

YOU ARE HEREBY NOTIFIED that an action involving the: COM-PLAINT 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 December 2, 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 10/23/2024

Kevin C. Karnes Clerk of Courts (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: 239-275-2200 disaac@donaldisaaclaw.com November 1, 8, 15, 22, 2024

SECOND INSERTION PUBLIC SALE

Life Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 December 5th, 2024 at 9:45am

Martha Ruiz Household Goods/Furniture Guillermo Gonzalez Household Goods/Furniture Anthony Boba Household Goods

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

November 15, 22, 2024 24-04968L SECOND INSERTION

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

Tax Deed #:2024001431 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-557 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK.86 DB 281 PG 50 LOT 3 Strap Number 36-44-26-09-00086.0030 Names in which assessed:

BERKELEY BURKE TRUST-EES CO LTD, BERKELEY BURKE TRUSTEES CO LTD DAY M

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am. by Kevin C. Karnes. Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 290 N.W.

165th Street, Suite P-600, Miami, Flor-

ida 33169 on or before thirty (30) days

from the date of this publication, and to

file the original of the written defenses

with the clerk of this court either before

service or immediately thereafter. Fail-

24-04849L

FOURTH INSERTION

(formal notice by publication)

FLORIDA PROBATE DIVISION File No. 24-CP-003275

TO: Traci (Last Name Unknown)

YOU ARE NOTIFIED that a Peti-

ure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 290 N.W. 165th Street, Suite P-600, Miami, Florida 33169

November 1, 8, 15, 22, 2024

FOURTH INSERTION

COMPLAINT TO QUIET TITLE IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE

COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-ca-004053 CARLOS CAMACHO SUAREZ

Plaintiff, vs. RUSS SHORT

Defendant. TO: RUSS SHORT

(Address Unknown)

YOU ARE HEREBY NOTIFIED that an action involving the: COM-PLAINT 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 December 2, 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 10/23/2024 Kevin C. Karnes

Clerk of Courts (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: 239-275-2200 disaac@donaldisaaclaw.com

November 1, 8, 15, 22, 2024

THIRD INSERTION

AMENDED NOTICE OF ACTION (as to address only) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN

AND FOR LEE COUNTY CASE NO. 24-CA-5564 NATIONAL ORGANIZATION OF THE NEW APOSTOLIC CHURCH

OF NORTH AMERICA, an Illinois Religious Corporation, Plaintiff, vs. FLORIDA LANDMARK COMMUNITIES, INC., a dissolved Florida corporation, f/k/a LEHIGH

CORPORATION, Defendant TO: FLORIDA LANDMARK COM-MUNITIES, INC., a dissolved Florida corporation, f/k/a LEHIGH CORPORATION

c/o Danielle M. Dahl 145 City Place, Suite 300 Palm Coast, Florida 32164 FLORIDA LANDMARK COMMU-NITIES, INC., a dissolved Florida corporation, f /k/a LEHIGH COR-PORATION

c/o Laura A. Holquist, Director 15696 Light Blue Circle Fort Myers, Florida 33908 any and all persons or entities claiming any right, title, interest, claim, lien, estate, or demand against it, or any parties or claimants or entities claiming to have any right, title, or interest in regards to the following described property in Lee County,

Tract "C" of BETHANY TRACE-PHASE 1A, a subdivision within Section 4, Township 45 South, Range 27 East, according to the map or plat thereof as recorded in Plat Book 55, Page 84, in the Public Records of Lee County, Florida.

a/k/a Corner Lot, Lehigh Acres, Florida 33936

YOU ARE NOTIFIED that an action to quiet title has been filed against you regarding the above-referenced property and you are required to serve a copy of your written defenses, if any, to it on Darrin R. Schutt, Esq. of Schutt Law Firm, P.A., Attorney for the Plaintiff, whose address is 12601 New Brittany Boulevard, Fort Myers, Florida 33907 on or before December 9, 2024, 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 sought in the Com-

plaint. Dated October 10/30/2024

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

Schutt Law Firm, P.A. 12601 New Brittany Boulevard Fort Myers, Florida 33907 (239) 540-7007 November 8, 15, 22, 29, 2024

24-04759L

THIRD INSERTION

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

CASE NO.: 24-CA-6466 TOWD POINT MORTGAGE TRUST 2020-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIUS G. BALOGH, et al., Defendants.

TO: UNKNOWN HEIRS. BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF JULIUS G. BALOGH

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

LOT 16, BLOCK B, OF TAN-GLEWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 14, ET SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR- AL SPRINGS, FL 33310 within thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

this Court this day of 10/31/2024.

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

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-02131

24-04783L

THIRD INSERTION

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

CASE NO.: 24-CA-005749 OASIS PROPERTIES, LLC, Plaintiff, v. ESTATE OF JENNIE M. ONEBY. ESTATE OF JOHN K. ONEBY, UNKNOWN HEIRS OF JENNIE M. ONEBY, UNKNOWN HEIRS OF JOHN K. ONEBY, DONALD E. PUCHALSKI, as Independent Administrator of the ESTATE OF JENNIE M. ONEBY, MARIE DOBRANSKY, JOSEPH DOBRANSKY, and TDP

Defendants. TO: ESTATE OF JENNIE M. ONERV c/o DONALD E. PUCHALSKI, as Independent Administrator 311 S. COUNTY FARM ROAD, SUITE

HOLDINGS, LLC,

WHEATON, IL 60187 ESTATE OF JOHN K. ONEBY ADDRESS UNKNOWN UNKNOWN HEIRS OF JENNIE M. ONEBY c/o DONALD E. PUCHALSKI, as Independent Administrator 311 S. COUNTY FARM ROAD, SUITE

WHEATON, IL 60187 UNKNOWN HEIRS OF JOHN K. ONEBY ADDRESS UNKNOWN

DONALD E. PUCHALSKI As Independent Administrator of the ESTATE OF JENNIE M. ONEBY 311 S. COUNTY FARM ROAD, SUITE WHEATON, IL 60187

MARIE DOBRANSKY 5454 SLAGER STREET HOLLYWOOD, FL 33021 JOSEPH DOBRANSKY

5454 SLAGER STREET HOLLYWOOD, FL 33021 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: FOLLOWING

SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: APN 04-44-27-05-00059.0020

GREENBRIAR UNIT 12, BLK $59~\mathrm{PB}$ $27~\mathrm{PG}$ 19, LOT 2Commonly known as: 397 Walsh

Circle, Lehigh Acres, FL 33972 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 December 10, 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 de-

manded in the Complaint. DATED this day of 10/31/2024

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, November 8, 15, 22, 29, 2024

THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003273

IN RE: ESTATE OF MARGARET JEAN SWITZER, Deceased.

The administration of the estate of MARGARET JEAN SWITZER, Deceased, whose date of death was December 28, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set

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 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

The date of first publication of this notice is November 15, 2024.

KIM REID HAYZER, Personal Representative

Scott R. Bugay, Esq. Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 1620TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com

Secondary Email: angelica@srblawyers.com November 15, 22, 2024 24-04979L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003408 Division: Probate IN RE: ESTATE OF MICHAEL J. DEWITT, Deceased.

The administration of the Estate of Michael J. DeWitt, deceased, whose date of death was August 24, 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 FOREV-ER BARRED.

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

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

The date of first publication of this Notice is November 15, 2024.

Personal Representative: Marti Likens

8195 E. Backwater Road North Webster, IN 46555 Attorney for Personal Representative:

Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 $\hbox{E-Mail: kevinkyle@gskattorneys.com}\\$ 01008906.DOC/1

November 15, 22, 2024 24-04980L

SECOND INSERTION

COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002080 Division Probate IN RE: ESTATE OF CHRISTOPHER MICHAEL

addresses of the personal representative and the personal representative's attor-

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

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

Attorney for Personal Representative: /s/ Eviana J. Martin Eviana J. Martin, Attorney Florida Bar Number: 36198 Martin Law Firm, PL 3701 Del Prado Blvd S. Cape Coral, Florida 33904 Telephone: (239) 443-1094 Fax: (941) 213-1231 E-Mail:

November 15, 22, 2024 24-04967L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE

LEE COUNTY

PADULA Deceased. The administration of the estate of Christopher Michael Padula, deceased, whose date of death was March 3, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and

ney are set forth below. All creditors of the decedent and oth-

ALL CLAIMS NOT FILED WITHIN

DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 15, 2024.

Personal Representative: /s/ Robert Padula Sr. Robert Padula Sr.

eviana.martin@martinlawfirm.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003294 IN RE: ESTATE OF FRANK JOSEPH MIDDENDORF

Deceased. The administration of the estate of Frank Joseph Middendorf, deceased, whose date of death was February 26, 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 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

NOTICE OF ACTION

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO: 24-CC-004939

CONDOMINIUMS AT BARLETTA

ASSOCIATION, INC., a Florida not

for profit Corporation

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

nd other persons having claims or demands 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 SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 15, 2024.

Personal Representatives: Patricia A. Middendorf 16940 Timberlakes Drive

Fort Meyers, Florida 33908 Deutsche Bank Trust Company, N.A. 1 Columbus Circle, 18th Floor

New York, New York 10019 By: Name: Jaclyn Kim

Its: Director By: Name: David Wolkenbrod Its: Director

Attorney for Personal Representatives: Deborah Packer Goodall, Esq. Florida Bar Number: 993750 GOLDMAN FELCOSKI & STONE PA 327 Plaza Real Boulevard, Suite 230 Boca Raton, FL 33432

Telephone: (561) 395-0400 Fax: (561) 395-0401 E-Mail: dgoodall@gfsestatelaw.com Secondary E-Mail: mjuarez@gfsestatelaw.com

November 15, 22, 2024 24-04983L

SECOND INSERTION

RATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT OF THE 2005000069245, PUBLIC RECORDS OF LEE

MARIA EUGENIA SOISSA, Defendant. TO: MARIA EUGENIA SOISSA RATION. $48\,\mathrm{STRAWBERRY\,HILL\,CT}, \mathrm{BOLTON}$

ON L7E 2M4, CANADA YOU ARE NOTIFIED that an ac-33928 tion to foreclose a Claim of Lien on the following described property in LEE County, Florida:

UNIT 513, BUILDING 5, OF CONDOMINIUM III AT BAR-

LETTA, A CONDOMINIUM, ACCORDING TO THE DECLA-COUNTY, FLORIDA; TO-GETHER WITH AN UNDI-VIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO AS SET FORTH IN SAID DECLA-

Which has the address of 20020 Barletta Ln #513, Estero, FL

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build. #63,

Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from 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. DATED on 11/08/2024

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

Association Legal Services, LLC, Plaintiff's attorney, 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 $\,$ (239-887-4276),

leland@associationlegalservices.com November 15, 22, 2024 24-04954L

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 24-CA-6076 JUDGE: Keith R. Kyle CARLOS A. RODRIGUEZ AS TRUSTEE OF THE EILEEN T. RODRIGUEZ 2020 IRREVOCABLE Plaintiff. -vs-

BOCA GRANDE ASSOCIATES, INC., a Florida Corporation, and all other parties claiming by, through, under and against it; and all unknown natural persons, if alive and of not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and its several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter

Defendants. TO THE DEFENDANTS, BOCA GRANDE ASSOCIATES, INC., a Florida Corporation, and all other parties claiming by, through, under and against it; and all unknown natural persons, if alive and of not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and its several unknown assigns, successors in interest, trustees, or

described,

any other persons claiming by, through, under or against any corporation or other legal entity named as defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described in Lee County, Florida:

Lot 8 and 9, Block 2, Revised Plat of Boca Grande, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 1 and 1A, of the Public Records of Lee County, Florida.

Physical Address: 200 Banyan Street, Boca Grande, Florida 33921

Strap 14-43-20-01-00002.0080 Along with:

A tract or parcel of land lying in Section 14, Township 43 South, Range 20 East, Boca Grande Island, Lee County, Florida, and being bounded on the west by the eastern edge of an 18" seawall cap bordering the Gulf of Mexico, bounded on the north by the westerly extension of the northerly line of Lot 9, Block 2 as shown on the plat of "Revised Plat of Boca Grande", as recorded in Plat Book 7, Pages 1 and 1A, Public Records of Lee County, Florida, bounded on the south by the westerly extension of the southerly line of Lot 8, Block 2 of said subdivision, bounded on the East by the westerly line of Lots 8 and 9, Block 2, of said subdivision, and further bounded and described as follows:

Beginning at the northwest corner of Lot 9 of Block 2, of said "Revised Plat of Boca Grande", as recorded in Plat Book 7. Pages 1 and 1A, Public Records

of Lee County, Florida; thence, S00°36'04"E, along the westerly line of lots 8 and 9, Block 2, of said subdivision, a distance of 100.00 feet, to the southwest corner of said Lot 8; thence, S89°23'56"W, along the westerly extension of the southerly line of said Lot 8, a distance of 22.26 feet, to the easterly edge of an 18" seawall cap; thence, N00°39'58"W, along the easterly edge of said seawall cap, a distance of 100.00 feet, to an intersection with the westerly extension of the northerly line of said Lot 9: thence, N89°23'56"E. along said extended line, a distance of 22.37 feet, to the northwest corner of said Lot 9 and the Point of Beginning.

YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that a suit to quiet title to the above described property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Charles C. Jones, II, Esquire, Plaintiff's Attorney, of the law firm of Jones, Haber & Rollings, whose address is 1633 SE 47th Terrace, Cape Coral, Florida 33904 and file the original with the Clerk of this Court on or before December 18, 2024; otherwise the allegations of the Complaint will be taken as confessed.

This Notice shall be published once a week for four consecutive weeks in Cape Coral, Florida.

Dated: 11/08/2024

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

Charles C. Jones, II, Esquire, Plaintiff's Attorney, Jones, Haber & Rollings, 1633 SE 47th Terrace, Cape Coral, Florida 33904 Nov. 15, 22, 29; Dec. 6, 2024

24-04952L

SECOND INSERTION

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

CASE NO.: 24-CA-6227 ANALAY LEONARD, Plaintiff, vs. JACK PATRICK LEONARD, COLE THOMAS LEONARD, AMADO VALDES GOMEZ, RICHARD G DOCTER, MARILYN F. PAZERA, ESTATE OF PAUL J. PAZERA, ANY UNKNOWN BENEFICIARIES OF THE PAUL J. PAZERA, ELAINE BERLIEN as Trustee of the ELAINE BERLIEN REVOCABLE TRUST DATED OCTOBER 30 and CECIL BERLIEN, as Trustee of the CECIL BERLIEN REVOCABLE TRUST

Defendants. TO: ESTATE OF PAUL J. PAZERA and ANY UNKNOWN BENEFICIARIES OF THE PAUL J. PAZERA, 8315 Penny Dr., North Fort Myers,

DATED OCTOBER 30, 1995,

Florida 33917 JACK PATRICK LEONARD, 11819 Metro Parkway, Fort Myers, FL 33966 COLE THOMAS LEONARD, 11819 Metro Parkway, Fort Myers, FL 33966 AMADO VALDES GOMEZ, 3933 SE 11th Place, Apt. 207, Cape Coral, Florida, 33904

Richard G. Doctor, 8355 Suncoast Dr., North Fort Myers, Florida, 33917 ELAINE BERLIEN as Trustee of the

NOTICE OF ACTION BY

PUBLICATION

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

DIVISION: CIVIL

CASE NO. 24-CC-005272

CONDOMINIUM ASSOCIATION,

WALTER JOSEPH SEMENUK,

SEMENUK PRIMARY TRUST

TRUSTEE OF THE REGINA MARY

AGREEMENT, U/T/D NOVEMBER

SEMENUK, INDIVIDUALLY AND

AS TRUSTEE OF THE SEMENUK

AGREEMENT, U/T/D DECEMBER

TRUSTEE OF THE REGINA MARY

AGREEMENT, U/T/D NOVEMBER 8, 2011; REGINA M. SEMENUK,

INDIVIDUALLY AND AS TRUSTEE

PRIMARY TRUST AGREEMENT,

SEMENUK PRIMARY TRUST

18, 2012; REGINA M. SEMENUK,

THE SANIBEL COTTAGES

INC., a Florida non-profit

WALTER E SEMENIIK

INDIVIDUALLY AND AS

8, 2011: WALTER JOSEPH

JOINT PRIMARY TRUST

INDIVIDUALLY AND AS

OF THE SEMINUK JOINT

corporation,

Plaintiff, vs.

ELAINE BERLIEN REVOCABLE TRUST DATED OCTOBER 30, 8501 Dosonte Lane, North Fort Myers, FL 33917 8501 Dosonte Lane, North Fort Myers, FL 33917 CECIL BERLIEN, as Trustee of the CE-

CIL BERLIEN REVOCABLE TRUST DATED OCTOBER 30, 1995, 8501 Dosonte Lane, North Fort Myers, FL 339178501 Dosonte Lane, North Fort Myers, FL 33917 COMES NOW, the Plaintiff, ANA-

LAY LEONARD, by and through the undersigned attorney, and hereby gives notice that a Quiet Title action on the following properties listed below has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Marion, on September 11, 2024; Case No: 2024-CA-6227.

1. LOT 7, BLOCK 17, of a certain subdivision known as SUN-COAST ESTATES, according to the map or plat thereof on file and Recorded in the Office of the Clerk of Circuit Court in Official Record Book 566, at Page 8, inclusive to the Public Records of Lee County, Florida.

24-43-24-03-00017.0070 More commonly known as: 8356

Suncoast Drive, North Fort Myers, Florida 33917. (hereinafter "Subject Property" You are required to serve an Answer to this action upon: RITA JACKMAN, ES-

QUIRE, of YOUR ADVOCATES, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before December 23, 2024, and file the original with the clerk of this court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, FL 33901 either before service on Plaintiffs' attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office DATED THIS DAY OF 11/12/2024

Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: N. Watson Deputy Clerk The nature of the proceeding is for

Quiet Title. Under the penalties of perjury, I declare that I have read the foregoing, and the facts stated are true, to the best of

my knowledge and belief. Signed on Oct 31, 2024. Rita M. Jackman Rita M. Jackman, Esquire Florida Bar No. 107180 Your Advocates, PA Attorney for Plaintiff 2050 McGregor Blvd. Fort Myers, FL 33901 (239) 689-1096 (Telephone) (239) 791-8132 (Facsimile) rjackman@your-advocates.org

Nov. 15, 22, 29; Dec. 6, 2024 24-04974L

SECOND INSERTION

U/T/D DECEMBER 18, 2012; THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE REGINA MARY SEMENUK PRIMARY TRUST AGREEMENT, U/T/D NOVEMBER 8, 2011; THE UNKNOWN SUCCESSOR, TRUSTEE(S) OF THE SEMENUK JOINT PRIMARY TRUST AGREEMENT, U/T/D DECEMBER 18, 2012, Defendants

TO: WALTER E. SEMENUK; REGINA M. SEMENUK, INDIVIDUALLY; RE-GINA M. SEMENUK, AS TRUSTEE OF THE REGINA MARY SEMENUK PRIMARY TRUST AGREEMENT, U/T/D NOVEMBER 8, 2011; REGINA M. SEMENUK, AS TRUSTEE OF THE SEMENUK JOINT PRIMARY TRUST AGREEMENT, U/T/D DECEMBER Defendants last known address: 725 S

3RD ST., NILES, MI 49120 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon

the following described real property located in Lee County, Florida: Unit/Week(s) No.(s) 38 in Condominium Parcel No.(s) 114, of

THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condo-

minium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's

WITNESS my hand and seal of this Court on this 11/07/2024

KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K. Harris

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road. Sarasota, Florida 34237 service@michaelbelle.com 48109

November 15, 22, 2024 24-04970L



LEE COUNTY

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. 24-CA-001729

Everett Financial, Inc. dba Supreme Lending, Plaintiff, vs. Jesse Hardee a/k/a Jesse Milagro Hardee, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-001729 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Everett Financial, Inc. dba Supreme Lending is the Plaintiff and Jesse Hardee a/k/a Jesse Milagro Hardee; Parkwoods V Homeowners Association, Inc. are the Defendants, that I will sell to the highest and best bidder

for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the January 9, 2025, the following described property as set forth in said Final Judgment, to wit:

BUILDING NO. 5606, UNIT NO. 2, PARKWOODS V, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTH-WEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, RUN SOUTH 01 DEGREES 44 MINUTES 48 SECONDS ' EAST ALONG THE EAST LINE OF SAID NORTHWEST QUAR-TER (NW 1/4) FOR 1178.30 FEET; THENCE RUN SOUTH 88 DEGREES 15 MINUTES 12 SECONDS "WEST 142.50 FEET; THENCE RUN NORTH 01 DEGREE 44 MINUTES 48 SECONDS WEST FOR 84.04

GINNING. FROM SAID POINT OF REGINNING RUN SOUTH 88 DEGREES 15 MINUTES 12 SECONDS "WEST 36.33 FEET; THENCE RUN NORTH 01 DEGREES 44 MINUTES 48 SECONDS "WEST FOR 31.00 FEET; THENCE RUN NORTH 88 DEGREES 15 MINUTES 12 SECONDS " EAST FOR 36.33 FEET: THENCE RUN SOUTH 01 DEGREES 44 MINUTES 48 SECONDS " EAST FOR 31.00 FEET TO THE POINT OF BEGINNING. BEARINGS ARE FROM PLAT OF PINE MANOR, UNIT 6, PLAT BOOK 12, PAGE 82, OF THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA.
BEING THE SAME PROPERTY CONVEYED TO LISA A.
MICHIELINI AND LARRY J.
SMITH AND MARIE SMITH,
HUSBAND AND WIFE BY
DEED FROM MARIE LOU-

ISE RANDINELLI, F/K/A MARI LOUISE METTZ, AND TODD J. RANDINELLI, WIFE AND HUSBAND, RECORDED 11/12/1997 IN DEED BOOK 2887 PAGE 3435. TAX ID: 14-45-24-02-

05606.0020
Any person claiming an interest in the surplus from the sale, if any other than

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

Dated this day of 11/12/2024

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

Brock & Scott PLLC 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Attorney for Plaintiff File # 23-F01354

November 15, 22, 2024 24-04975L

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-006713
BANK OF AMERICA, N.A.,

Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF JOHANNA
M. CAMPBELL A/K/A JOHANNA
CAMPBELL, DECEASED, et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT- EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHANNA M. CAMPBELL A/K/A JOHANNA CAMPBELL, DECEASED, whose last known residence is: 2151 MADERA RD. FORT MYERS

FEET, TO THE POINT OF BE-

BEACH, FL 33931 if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the most terms being formulated.

mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 5, YACHTSMAN'S COVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGES 60 THROUGH 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED ONE-EIGHTEENTH INTEREST IN LOTS A, B, P,

R AND I., ACCORDING TO

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

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

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

WITNESS my hand and seal of this Court at County, Florida, this day of 11/08/2024

CLERK OF THE CIRCUIT COURT
(SEAL) BY: N. Watson
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL

Kevin C. Karnes

ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-233991

November 15, 22, 2024 24-04953L

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Shell Island Beach Club STATE OF FLORIDA, COUNTY OF Pursuant to Section 721.855, Florida Statutes, Shell Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Shell Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Shell Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1428. at Page 955, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Shell Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Shell Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks

in a Lee County newspaper. If you fail

to cure the default as set forth in this

notice or take other appropriate action

with regard to this foreclosure mat-

ter, you risk losing ownership of your

timeshare interest through the trustee

foreclosure procedure established in Section 721.855, Florida Statutes. You

may choose to sign and send to the un-

dersigned trustee the objection form

provided to you by mail, exercising your

right to object to the use of the trustee

foreclosure procedure. Upon the under-

signed trustee's receipt of your signed

objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated: November 8, 2024

By: Harry Klausner, Esq., as Trustee
EXHIBIT "A" Legal Description
of property being foreclosed:
UNIT NUMBER(S) (see below)
WEEK NUMBER(S) (see below)
OF SHELL ISLAND BEACH
CLUB, A CONDOMINIUM,
ACCORDING TO THE DECLARATION OF CONDOMINIUM
AND EXHIBITS THEREOF,
AS RECORDED IN OFFICIAL
RECORDS BOOK 1428, AT
PAGE 955, ET SEQ., PUBLIC
RECORDS OF LEE COUNTY
FLORIDA AND ALL AMEND-

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

Arlene Baumiller and Marie Unrath / Unit Number 15B Week Number 34 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / 4007 Mermoor Drive, Palm Harbor FL 34685

Matthew D. Canova and Larissa M. Canova / Unit Number 12B Week Number 33 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / 45 Hillside Avenue, Nutley NJ 71101615

Dante Capurro and Luz Capurro / Unit Number 04A Week Number 28 / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 / \$3,021.40 / C/O Liliana C. Capurro 13812 SW 143rd St Unit A, Miami FL 33186

Henry A. Cohn as surviving spouse of Thanh-Dung Cohn / Unit Number 16B Week Number 48 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / 23022 South Pembroke Dr Unit 401 Hollywood MD 20636

Mary Ann Curtze / Unit Number 03A Week Number 15 / February 1, 2023 / 2024000279520 / \$2,395.25 / \$1.52 / \$3,047.42 / C/O Ronald Glas 11161 Philipsville Road, Wattsburge PA 16442 Douglas W. Schloendorn / Unit Number 12B Week Number 18 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / C/O Douglas Ludwig 4102 Bridgeboro Road, Moorestown NJ 08057

Michael Doyle and Karen L. Doyle and Holiday Equity, LLC, a Nevada limited liability company / Unit Number 02A Week Number 48 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / 2507 Kings Forrest Drive, Kingwood TX 77339

Michael W. Farrar / Unit Number 09C Week Number(s) 14 & 28 and Unit Number 09C Week Number 35 / February 1, 2023 / 2024000279520 / \$7,190.09 / \$4.13 / \$8,269.71 / 608 Blackhawke Dr, Smithville MO 64089-8205

John L. Gazitua, Jr. and Marvin R. Meit, Trustee / Unit Number 10C Week Number 29 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / 600 Biltmore Way #918, Coral Gables FL 33134

Week Number 31 / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 / \$3,021.41 / 8688 Milestone Dr, Sarasota FL 342383901

Bert N. Holden and Hannah E. Holden / Unit Number 11D Week Number 42 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / 5653 Orange Blossom Trail, Hobe Sound FL 33455

33455 Gerald Johnson / Unit Number 02A Week Number 35 and Unit Number 10C Week Number 21 / February 1, 2023 / 2024000279520 / \$5,206.82 / \$3.05 / \$6,109.64 / 1100 North Church

Street, Murfreesboro TN 037130 Lorraine Liebla f/k/a Lorraine J. Hover and Donald B. Hover / Unit Number 14D Week Number 23 / February 1, 2023 / 2024000279520 / \$2,743.06 / \$1.71 / \$3,426.24 / 14448 Paddock Drive #103, Wellington FL 33414

John J. Mandler and William A. Velhagen, Jr. / Unit Number 09A Week Number 34 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.15 / 8 Undercliff Terrace, West Orange NJ 70523930

Orange NJ 70223930 Catherine McMillan / Unit Number 09A Week Number 48 / February 1, 2023 / 2024000279520 / \$2,473.44 / \$1.57 / \$3,132.59 / 25 George Street Apt. 504, Toronto ON M5A 4L8 Can-

ada Jennifer Murano and Frank Murano / Unit Number 10C Week Number 32 / February 1, 2023 / 2024000279520 / \$1,933.31 / \$1.27 / \$2,544.31 / 8577 Estate Drive, West Palm Beach FL 334116537

Charles Olsen and Katie Olsen / Unit Number 04D Week Number 19 / February 1, 2023 / 2024000279520 / \$2.591.37 / \$1.63 / \$3.261.03 / 739 Rogers Court, Lake Geneva WI 53147 Marilyn Ounjian and George Ounjian Unit Number 03D Week Number 30 / / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 / \$3,021.41 / 247 N Riding Drive, Moorestown NJ 08057 Gerald C. Popejoy, III and Peggy Popejoy / Unit Number 11D Week Number 37 and Unit Number 14B Week Number 38 / February 1, 2023 / 2024000279520 / \$5,206.82 / \$3.05 / \$6,109.65 / 10741 56th Street N., Pinellas Park FL 33782

Georgia M. Rebich and Donald D. Rebich / Unit Number 03B Week Number 17 / February 1, 2023 / 2024000279520

/ \$2,371.36 / \$1.51 / \$3,021.41 / 4707 Pin Oak Park Apt 1028, Houston TX 770812256

Harold Reid and Patricia Reid / Unit Number 08C Week Number 39 and Unit Number 10C Week Number 14 and Unit Number 10D Week Number(s) 46 & 47 / February 1, 2023 / 2024000279520 / \$10,434.63 / \$5.90 / \$11,803.52 / 7410 Majors Rd, Cummings GA 30040

Albert B. Smith a/k/a Bernie Smith , Karen Smith , Jack Conneway and Deborah Conneway / Unit Number 04A Week Number 35 and Unit Number 09D Week Number 35 / February 1, 2023 / 2024000279520 / \$5,206.82 / \$3.05 / \$6,109.66 / 1667 Long Meadow Road, Fort Myers FL 33919 Gary J. Smith and Madyln R. Smith

a/k/a Madlyn R. Smith / Unit Number 09B Week Number 25 / February 1, 2023 / 2024000279520 / \$2,575.73 / \$1.62 / \$3,244.01 / 3113 Allison Meadows, Piney Flats TN 037686

H. Parker Smith and Annastina Smith / Unit Number 16A Week Number 42 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.16 / 123 E. Mechanic Street, Cape May NJ 08204 Janice R. St. Thomas and Sean O'Leary / Unit Number 09C Week Number 43 / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 / \$3,021.42 / 12 Raymond Ave, Shrewsbury MA 01545

mond Ave, Shrewsbury MA 01545 Samuel P. Strawser and Donna L. Strawser / Unit Number 02C Week Number 22 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.16 / 112 Barrick Dr, Duncannon PA 170209742

Johnny Summers / Unit Number 15B Week Number 24 / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 / \$3,021.42 / 115 Collington Place, Madison AL 35758

Russell E. Weissenhofer and Sharon R. Weissenhofer / Unit Number 08B Week Number 42 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.16 / 2218 Southeast 19th Place,

Cape Coral FL 33990
Michael Gartland / Unit Number 01A
Week Number 51 and Unit Number
08D Week Number 34 / February 1,
2023 / 2024000279520 / \$4,808.12
\$2.84 / \$5,675.42 / 15 Florence Dr,
Clark NJ 07066-1236

Allan Zukerman and Rosita Zukerman / Unit Number 09D Week Number 50 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.16 / 2216 Emily Drive, Indianapolis IN 46260 Christine E. Zumbo f/k/a Chris-

Emily Drive, indianapolis IN 40260 Christine E. Zumbo f/k/a Christine E. Senglaub / Unit Number 01B Week Number 16 / February 1, 2023 / 2024000279520 / \$2,627.30 / \$1.65 / \$3,300.18 / 3190 Carroll Hill Rd, Bloomfield NY 144699705

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

November 15, 22, 2024 24-04956L

SECOND INSERTION

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

Case No.: 24-CC-3915 COOLAIR CONDITIONING, INC., Plaintiff, vs. MARK F. MINERVINI and RUTH J. MINERVINI,

Defendants.TO MARK F. MINERVINI, ADDRESS UNKNOWN:

YOU ARE NOTIFIED that a Complaint has been filed against you and the Complaint seeks an award of monetary damages and to foreclose a construction lien on your property located at 4230 SW 14th Ave., Cape Coral, FL 33914.

You are required to serve a copy of your written defenses, if any, on Plaintiff's attorney, Philip Steinberg, at 3332 Del Prado Blvd. S., Cape Coral, Florida 33904 on or before December 17, 2024, 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.

Defendant: Name: Mark F. Minerevini Last known address: 4230 SW 14th Ave. Cape Coral, FL 33914 Dated: 11/07/2024

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

Philip Steinberg, 3332 Del Prado Blvd. S., Cape Coral, Florida 33904 Nov. 15, 22, 29; Dec. 6, 2024

24-04948L

SECOND INSERTION

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

Case No.: 24-CC-3915 COOLAIR CONDITIONING, INC., Plaintiff, vs. MARK F. MINERVINI and RUTH J. MINERVINI,

Defendants.TO RUTH J. MINERVINI, ADDRESS UNKNOWN:

YOU ARE NOTIFIED that a Complaint has been filed against you and the Complaint seeks an award of monetary damages and to foreclose a construction lien on your property located at 4230 SW 14th Ave., Cape Coral, FL 33914.

You are required to serve a copy of your written defenses, if any, on Plaintiff's attorney, Philip Steinberg, at 3332 Del Prado Blvd. S., Cape Coral, Florida 33904 on or before December 17, 2024, 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.

Defendant: Name: Ruth J. Minerevini Last known address: 4230 SW 14th Ave. Cape Coral, FL 33914 Dated: 11/07/2024

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

Philip Steinberg, 3332 Del Prado Blvd. S., Cape Coral, Florida 33904 Nov. 15, 22, 29; Dec. 6, 2024

24-04949L

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION
CASE NO.: 24-CA-004698
PGW HOLDINGS LLC, a Florida limited liability company, as Trustee of the 23-2021 Land Trust Dated July 18, 2024
Plaintiff, vs.
RICHARD G. MCCOLL;
KATHLEEN M. MCCOLL; THE UNKNOWN HEIRS OF RICHARD

RICHARD G. MCCOLL;
KATHLEEN M. MCCOLL; THE
UNKNOWN HEIRS OF RICHARD
G. MCCOLL; and THE UNKNOWN
HEIRS OF KATHLEEN M.
MCCOLL
Defendants.
TO. RICHARD G. MCCOLL

TO: RICHARD G. MCCOLL KATHLEEN M. MCCOLL THE UNKNOWN HEIRS OF RICHARD G. MCCOLL THE UNKNOWN HEIRS OF KATH-LEEN M. MCCOLL

Last known address: 8604 48th Avenue NW #313 Calgary, Alberta T3B 2B2, Canada

Canada
YOU ARE HEREBY NOTIFIED that
an action has been commenced to quiet
title to the following real property, lying
and being and situated in Lee County,
Florida, more particularly described as
follows:

Lot 13, Block 37, Unit 7, Section 23, Township 45 South, Range

27 East, Lehigh Acres, Florida. According to the map or plat thereof on file in the office of the Clerk of the Circuit Court, recorded in Plat Book 20, Page 27, Public Records of Lee County, Florida.

Parcel Number: 23-45-27-L2-07037.0130

Property Address: Vacant Lot - 784/786 Holmes Avenue, Lehigh Acres, FL 33974

This action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Mark Evans Kass, Esquire Attorney, whose address is 1497 NW 7th Street, Miami, Florida 33125 on or before December 17, 2024, 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.

WITNESS my hand and seal of this Court on 11/07/2024

KEVIN C. KARNES As Clerk, Circuit Court Lee County, Florida (SEAL) BY: N. Watson As Deputy Clerk

Mark Evans Kass, Esquire Attorney, 1497 NW 7th Street,

1497 NW 7th Street, Miami, Florida 33125 Nov. 15, 22, 29; Dec. 6, 2024

24-04947L

SECOND INSERTION

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

Case No. 24-CA-6750
JUDITH A. ECKERT AND LINDA
J. ECKERT, BENEFICIARIES AND
SUCCESSOR TRUSTEES OF THE
RUSSEL C. ECKERT, SR. AND
VERA A. ECKERT TRUST U/T/A/
DATED NOVEMBER 5, 1991,

Plaintiff, vs.
UNKNOWN BENEFICIARIES
AND TRUSTEES OF THE RUSSEL
C. ECKERT, SR. AND VERA A.
ECKERT TRUST U/T/A DATED
NOVEMBER 5, 1991,
Defendants.

TO: THE UNKNOWN BENEFICIARIES, TRUSTEES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE RUSSEL C. ECKERT, SR. AND VERA A. ECKERT TRUST U/T/A DATED NOVEMBER 5, 1991.

Whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against, the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property of the trust.

YOU ARE HEREBY NOTIFIED that an action to establish the lost trust and its administration of the Russel C. Eckert, Sr. and Vera A. Eckert Trust u/t/a/Dated November 5, 1991, in the Circuit Court for Lee County, Florida, Civil Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901, Case No. 24-CA-6750 has been

filed. This matter includes the determination of trustees and beneficiaries. declaratory judgment establishing existence of trust, and a quiet title action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiffs whose address is 9990 Coconut Road, Suite 210, Bonita Springs, Florida 34135, on or before December 16, 2024 and file the original with the clerk of this circuit court either before service on Plaintiffs' Attorney or immediately thereafter: otherwise, failure to take timely action may result in a default judgment entered against you for the relief demanded in the complaint herein.

herein.
Witness my hand and the seal of this
Court at Lee County, Florida, this day of
11/06/2024.

The date of first publication of this notice is November 15, 2024

CLERK OF CIRCUIT COURT Kevin C. Karnes (SEAL) N. Watson

/s/Dawn L. Drellos-Thompson Dawn L. Drellos-Thompson, Esq. Counsel for Plaintiffs Florida Bar No. 22503 9990 Coconut Road, Suite 210 Bonita Springs, FL 34135 Phone: 239-390-1295 Email: dawn@compass.legal Nov. 15, 22, 29; Dec. 6, 2024

2024 24-04935L

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386** and select the appropriate name from the menu optic or email legal@businessobserverfl.com

Business Ubserver

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA CIVIL ACTION CASE NO.: 24-CA-004955

DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARRIETTE L. HAHN,

DECEASED, et al.,

Defendant(s). TO: THE UNKNOWN SPOUSE. HEIRS, DEVISEES, BENEFICIA-RIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARRIETTE L. HAHN, DE-CEASED

Whose last known residence(s) is/are 14441 Pine Lily Drive, Fort Myers, FL

AND TO: HAMPTON LAKES UNIT 1 Whose last known residence(s) is/are 12730 New Brittany Blvd., Suite 434, Fort Myers, FL 33907 and 13540 Brynwood Lane, Fort Myers, FL 33912. AND TO: TERRANCE RAY REED

A/K/A TERRANCE R. HAHN Whose last known residence(s) is/are 301 N.9th Street, Buckeye, AZ 85326-2624 and 11230 E 38th Way, Yuma, AZ

AND TO: ANY AND ALL UN-

KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS.

Whose last known residence(s) is/are

Unknown.
YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box $5162, Largo, FL\,33779, telephone\,(727)$ 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:
LOT 6, BLOCK C, HAMPTON

LAKES, UNIT ONE, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 44, PAGE 71, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NIIMBER: 29-45-24-18-00000C.0060

A/K/A 14441 PINE LILY DRIVE, FORT MYERS, FL 33908

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's

attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@ dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in or-der 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 im-

paired, call 711.

DATED at Lee County this day of

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

Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, service@dwaldmanlaw.com November 15, 22, 2024 24-04937L

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE Shell Island Beach Club Pursuant to Section 721.855, Florida Statutes, on December 6, 2024 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 17, 2014, in Instrument Number 2014000078797. of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Shell Island Beach Club, recorded in Official Records Book 1428.

Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the

trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interestholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying

the amounts due as outlined in the pre-

at Page 955, of the Public Records of

Lee County, Florida. Said sale will be

made (without covenants, or warranty,

express or implied, regarding the title,

possession or encumbrances) to pay the

unpaid assessments due in the amount

of (See Exhibit "A"), with interest ac-

cruing at the rate of (See Exhibit "A")

per day, pursuant to the Declaration of

 $ceding\ paragraph.$ DATED: November 8, 2024

By: Harry Klausner, Esq., as Trusteee EXHIBIT "A" Legal Description of property being foreclosed: UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF SHELL ISLAND BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1428, AT PAGE 955, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMEND-MENTS THERETO, IF ANY.

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

Arlene Baumiller and Marie Unrath / Unit Number 15B Week Number 34 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / 4007 Mermoor Drive, Palm Harbor FL

Matthew D. Canova and Larissa M. Canova / Unit Number 12B Week Number 33 / February 1, 2023 / 2024000279520 / \$2.603.41 / \$1.64 / \$3,274.14 / 45 Hillside Avenue, Nutley

NJ 71101615

Dante Capurro and Luz Capurro / Unit Number 04A Week Number 28 February 1, 2023 / 2024000279520 \$2,371.36 / \$1.51 / \$3,021.40 / C/O Liliana C. Capurro 13812 SW 143rd St Unit A, Miami FL 33186

Henry A. Cohn as surviving spouse of Thanh-Dung Cohn / Unit Number 16B Week Number 48 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 \$3,274.14 / 23022 South Pembroke Dr Unit 401 Hollywood MD 20636

Mary Ann Curtze / Unit Number 03A Week Number 15 / February 1, 2023 / 2024000279520 / \$2,395.25 / \$1.52 / \$3,047.42 / C/O Ronald Glas 11161 Philipsville Road, Wattsburge PA 16442 Douglas W. Schloendorn / Unit Number 12B Week Number 18 / February 1, 2023 / 2024000279520 / \$2,603,41 \$1.64 / \$3,274.14 / C/O Douglas Ludwig 4102 Bridgeboro Road, Moorestown NJ 08057

Michael Doyle and Karen L. Doyle and Holiday Equity, LLC, a Nevada limited liability company / Unit Number 02A Week Number 48 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.14 / 2507 Kings Forrest Drive, Kingwood TX 77339

Michael W. Farrar / Unit Number 09C Week Number(s) 14 & 28 and Unit Number 09C Week Number 35 / February 1, 2023 / 2024000279520 \$7,190.09 | \$4,13 | \$8,269.71 | 608 Blackhawke Dr, Smithville MO 64089-

John L. Gazitua, Jr. and Marvin R. Meit, Trustee / Unit Number 10C Week Number 29 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1,64 / \$3,274.14 / 600 Biltmore Way #918, Coral Gables FL 33134

Halina Henek / Unit Number 11D Week Number 31 / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 \$3,021.41 / 8688 Milestone Dr, Sarasota FL 342383901

Bert N. Holden and Hannah E. Holden / Unit Number 11D Week Number 42 February 1, 2023 / 2024000279520 \$2,603.41 / \$1.64 / \$3,274.14 / 5653 Orange Blossom Trail, Hobe Sound FL 33455

Gerald Johnson / Unit Number 02A Week Number 35 and Unit Number 10C Week Number 21 / February 1, 2023 / 2024000279520 / \$5,206.82 / \$3.05 / \$6.109.64 / 1100 North Church

Street, Murfreesboro TN 037130 Lorraine Liebla f/k/a Lorraine J. Hover and Donald B. Hover / Unit Number 14D Week Number 23 / February 1, 2023 / 2024000279520 / \$2,743.06 / \$1.71 / \$3.426.24 / 14448 Paddock

Drive #103, Wellington FL 33414 John J. Mandler and William A. Velhagen, Jr. / Unit Number 09A Week Number 34 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 \$3,274.15 / 8 Undercliff Terrace, West Orange NJ 70523930

Catherine McMillan / Unit Number 09A Week Number 48 / February 1. 2023 / 2024000279520 / \$2,473.44 / \$1.57 / \$3,132.59 / 25 George Street Apt. 504, Toronto ON M5A 4L8 Can-

Jennifer Murano and Frank Murano Unit Number 10C Week Number 32 February 1, 2023 / 2024000279520 / \$1,933.31 / \$1.27 / \$2,544.31 / 8577 Estate Drive, West Palm Beach FL 334116537

Charles Olsen and Katie Olsen / Unit Number 04D Week Number 19 / February 1, 2023 / 2024000279520 / \$2,591.37 / \$1.63 / \$3,261.03 / 739 Rogers Court, Lake Geneva WI 53147 Marilyn Ounjian and George Ounjian

/ Unit Number 03D Week Number 30 / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 / \$3,021.41 / 247 N Riding Drive, Moorestown NJ 08057

Gerald C. Popejoy, III and Peggy Popejoy / Unit Number 11D Week Number 37 and Unit Number 14B Week Number 38 / February 1, 2023 / 2024000279520 / \$5,206.82 / \$3.05 \$6,109.65 / 10741 56th Street N., Pinellas Park FL 33782

Georgia M. Rebich and Donald D. Rebich / Unit Number 03B Week Number $17\,/\, {\rm February}\, 1,2023\,/\, 2024000279520$ \$2.371.36 / \$1.51 / \$3.021.41 / 4707 Pin Oak Park Apt 1028, Houston TX 770812256

Harold Reid and Patricia Reid Unit Number 08C Week Number 39 and Unit Number 10C Week Number 14 and Unit Number 10D Week Number(s) 46 & 47 / February 1, 2023 / $2024000279520 \; / \; \$10,\!434.63 \; / \; \5.90 / \$11,803.52 / 7410 Majors Rd, Cummings GA 30040

Albert B. Smith a/k/a Bernie Smith , Karen Smith , Jack Conneway and Deborah Conneway / Unit Number 04A Week Number 35 and Unit Number 09D Week Number 35 / February 1, 2023 / 2024000279520 / \$5,206.82 / \$3.05 / \$6,109.66 / 1667 Long Meadow Road, Fort Myers FL 33919

Gary J. Smith and Madyln R. Smith a/k/a Madlyn R. Smith / Unit Number 09B Week Number 25 / February 1, 2023 / 2024000279520 / \$2,575.73 / \$1.62 / \$3,244.01 / 3113 Allison Meadows, Pinev Flats TN 037686

H. Parker Smith and Annastina Smith Unit Number 16A Week Number 42 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.16 / 123 E. Mechanic Street, Cape May NJ 08204 Janice R. St. Thomas and Sean O'Leary Unit Number 09C Week Number 43 / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 / \$3,021.42 / 12 Raymond Ave, Shrewsbury MA 01545

Samuel P. Strawser and Donna L. Strawser / Unit Number 02C Week Number 22 / February 1, 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.16 / 112 Barrick Dr, Duncannon PA 170209742

Johnny Summers / Unit Number 15B Week Number 24 / February 1, 2023 / 2024000279520 / \$2,371.36 / \$1.51 / \$3,021.42 / 115 Collington Place, Madison AL 35758

Russell E. Weissenhofer and Sharon R. Weissenhofer / Unit Number 08B Week Number 42 / February 1, 2023 / 2024000279520 / \$2,603.41 / \$1.64 / \$3,274.16 / 2218 Southeast 19th Place, Cape Coral FL 33990

Michael Gartland / Unit Number 01A Week Number 51 and Unit Number 08D Week Number 34 / February 1, 2023 / 2024000279520 / \$4,808.12 \$2.84 / \$5,675.42 / 15 Florence Dr, Clark NJ 07066-1236

Allan Zukerman and Rosita Zukerman Unit Number 09D Week Number 50 February 1, 2023 / 2024000279520 \$2,603.41 / \$1.64 / \$3,274.16 / 2216 Emily Drive, Indianapolis IN 46260 Christine E. Zumbo f/k/a Chris-

tine E. Senglaub / Unit Number 01B Week Number 16 / February 1, 2023 / 2024000279520 / \$2.627.30 / \$1.65 \$3,300.18 / 3190 Carroll Hill Rd, Bloomfield NY 144699705

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

November 15, 22, 2024 24-04957L

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-011537 LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RONALD J. HARTMAN, DECEASED, et. al. Defendant(s),

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

whose last known residence is: 553 GREEN SPRING CIR, WINTER SPRINGS, FL 32708,

he/she/they be living; and if he/she/ they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANK NATOLI, DE-CEASED, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF SARA NATOLI, DECEASED,

whose last known residence is: 9761 DEERFOOT DRIVE, FORT MYERS, FL 33919,

he/she/they be living; and if he/she/ they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: KIM E. UNSICKER,

whose last known residences are: 9301 WATER LILY CT., APT. 904, FORT MYERS, FL 33919, and 5240 FIR RD., BREMEN, IN 46506, and 8514 CHAR-TER CLUB CIR, UNIT 7, FORT MY-ERS, FL 33919.

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

UNKNOWN SPOUSE OF STEPHANIE SALYERS, whose last known residence is: 9761

DEERFOOT DRIVE., FORT MYERS, FL 33919 all parties having or claiming to have any right, title or interest in the property described in the mortgage being

foreclosed herein. TO: UNKNOWN TRUSTEE OF THE BARRY M. WILSON REVOCABLE TRUST DATED AUGUST 5, 1994, UN-KNOWN BENEFICIARIES OF THE BARRY M. WILSON REVOCABLE

TRUST DATED AUGUST 5, 1994, whose last known residence is: 9761 DEERFOOT DRIVE., FORT MYERS,

be living; and if he/she they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: EXHIBIT 1

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF, TOGETHER WITH AND EXCLUSIVE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

SEE EXHIBIT "B" ATTACHED HERETO, LESS EXHIBIT "A" ATTACHED HERETO. SUB-JECT TO: THE FEE TITLE TO WALKWAYS, RECREATIONAL AREAS, ROADWAY AND ANY OTHER COMMON AREAS HAVE NOT BEEN DEDI-CATED OR ACCEPETED FOR PUBLIC USE, RATHER SUCH AREAS ARE HEREBY DED-CITED FOREVER TO THE USE OF SOUTH POINTE

SOUTH HOMEOWNERS AS-SOCIATION, INC. ON BEHALF OF THE HOMEOWNERS OF SOUTH POINTE SOUTH AS IS MORE FULLY SET FORTH IN THE DECLARATION OF COV-ENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SOUTH POINTE SOUTH HOMEOWNERS ASSOCIA-TION, INC. DATED 4/8/1980 AND IN RECORD BOOK 1420, PAGE 1214 THROUGH 1246 AND AS AMENDED IN ORB 1425, PAGES 83 AND 84 AND AS AMENDED IN ORB 1439, PAGES 1474 THROUGH 1478, AND AS AMENDED IN ORB

1906, PAGE 2178 OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. EXHIBIT "A" DESCRIPTION OF A PAR-CEL OF LAND IN SOUTH POINTE SOUTH SECTION 21, T-4S-S, R-24-E., LEE COUN-TY, FLORIDA. (RESIDENCE – TRACT #131) A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA. COUNTY OF LEE, LYING IN SECTION 21, TOWNSIHP 45 SOUTH, RANGE 24 EAST AND BEING A PART OF TRACT 4 OF SOUTH POINTE SOUTH SUBDIVISION AS RECORDED IN PLAT BOOK 33 AT PAGES 29-31 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.00 FEET WIDE) FOR 325.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1740.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 12 SECONDS W. FOR 534.09 FEET; THENCE S. 89 DEGREES 49 MINUTES 17 SECONDS W ALONG A NON-TANGENT LINE TO SAID CURVE FOR 581.12 FEET: THENCE N 00 DE-GREES 10 MINUTES 43 SEC-ONDS W FOR 95.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG THE SOUTHERLY LINE OF A ROADWAY AND DRAINAGE EASEMENT (20.00 FEET WIDE) FOR 5.50 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINU-ING S 89 DEGREES 49 MIN-UTES 17 SECONDS W ALONG SAID EASEMENT LINE FOR 22.00 FEET; THENCE S 22 DEGREES 12 MINUTES 11 SECONDS E ALONG THE OUTSIDE OF A CONCRETE DRIVEWAY FOR 8.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID DRIVEWAY FOR 22.60 FEET TO AN INTERSEC-TION WITHIN THE OUTSIDE SURFACE OF A C.B.S WALL; THENCE S 89 DEGREES; 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.51 FEET; THENCE S 00 DE-GREES 10 MINUTES 43 SEC-ONDS E ALONG SAID WALL FOR 22.57 FEET 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 26.98 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID WALL FOR 27.42 FEET; THENCE N 89 DE-GREES 49 MINUTES 17 SEC-ONDS E ALONG SAID WALL FOR 7.50 FEET, THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG THE OUTSIDE OF A CONCRETE PATIO FOR 10.00 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG SAID PATIO FOR 16.00 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID PATIO FOR 10.00 FEET: THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE AFORESAID C.B.S. WALL FOR 24.49 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID WALL FOR 49.99 FEET; THENCE S 89 DE-GREES 49 MINUTES 17 SEC-ONDS W ALONG SAID WALL FOR 2.50 FEET; THENCE N

22.60 FEET; THENCE N 21 DEGREES 50 MINUTES 45 SECONDS E ALONG SAID DRIVEWAY FOR 8.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

SAID PARCEL TO THE FOLLOWING DE-SCRIBED EASEMENTS: A FLORIDA CITIES WATER COMPANY EASEMENT OVER AND ACROSS THE NORTH-ERLY 10.00 FEET. A FLORIDA POWER AND LIGHT COM-PANY EASEMENT OVER AND ACROSS THE SOUTHERLY 10.00 FEET OF THE NORTH-ERLY 20.00 FEET. EXHIBIT "B"

DESCRIPTION OF PARCEL OF LAND IN SOUTH POINTE SOUTH SECTION 21, T-45-S, R-24-E, LEE COUNTY FLORI-DA. (RESIDENCE TRACT#131) A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BE-ING A PART OF TRACT 4 OF SOUTH POINTE SOUTH SUB-DIVISION AS RECORDED IN PLAT BOOK 33 AT PAGE 30 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTH-EAST CORNER OF SAID TRACT 4 THENCE N 00 DE-GREES 10 MINUTES 43 SEC-ONDS W ALONG THE WEST-ERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULE-VARD (100.00 FEET WIDE) A DISTANCE OF 325.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1740.00 FEET THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES AND 12 SECONDS A DISTANCE OF 534.09 FEET, THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG A NON TANGENT LINE TO SAID CURVE A DISTANCE OF 581.12 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PAR-CEL, THENCE CONTINUING S 89 DEGREES 49 MINUTES 17 SECONDS W A DISTANCE OF 60.00 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W A DISTANCE OF 95.246 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE SOUTHERLY LINE OF A ROADWAY AND DRAINAGE EASEMENT (20.00 FEET WIDE) A DISTANCE OF 60.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E A DISTANCE OF 95.246 FEET TO THE PRIN-CIPAL PLACE OF BEGIN-NING. SAID PARCEL SUB-JECT TO THE FOLLOWING DESCRIBED EASEMENTS: A FLORIDA CITIES WATER COMPANY EASEMENT OVER AND ACROSS THE NORTH-ERLY 10.00 FEET. A FLORIDA POWER AND LIGHT COM-PANY EASEMENT OVER AND ACROSS THE SOUTHERLY 10.00 FEET OF THE NORTH-ERLY 20.00 FEET AND OVER AND ACROSS THE WESTER-LY 2.00 FEET. A PUBLIC UTII

MENT OVER AND ACROSS THE NORTHERLY 6.00 FEET.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this day of 11/08/2024

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-094215

November 15, 22, 2024 24-04958L



00 DEGREES 10 MINUTES

43 SECONDS W ALONG THE

AFORESAID DRIVEWAY FOR



--- ESTATE ---

LEE COUNTY

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

PROBATE DIVISION File No. 23-CP-2261 Division: Probate IN RE: ESTATE OF BRIAN RAYMOND KIRKPATRICK Deceased.

The administration of the estate of Brian Raymond Kirkpatrick, deceased, whose date of death was April 19, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, ${\rm FL}$ 33901. The names and addresses of the personal representative and the personal representative's attorney are set

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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.

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

The date of first publication of this notice is November 15, 2024.

Personal Representative: Catalina Lindo George

2228 NW 7th Terrace Cape Coral, Florida 33993 Attorney for Personal Representative: 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 24-04939L November 15, 22, 2024

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-003350

Division: Probate IN RE: ESTATE OF

EDWARD ANTHONY DECROSTA,

JR., a/k/a EDWARD A. DECROSTA, a/k/a EDWARD DECROSTA,

Deceased.

The administration of the estate of Edward Anthony DeCrosta, Jr., a/k/a Ed-

ward A DeCrosta, a/k/a Edward DeCro-

sta, deceased, whose date of death was

September 7, 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 per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er 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

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

The personal representative has no

OF THIS NOTICE ON THEM.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3363 **Division Probate** IN RE: ESTATE OF JOHN S. MORROW

Deceased. The administration of the estate of John S. Morrow, deceased, whose date of death was October 5, 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.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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

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

The date of first publication of this notice is November 15, 2024.

Personal Representative: Kathleen E. Morrow 23083 Lone Oak Dr.

Estero, Florida 33928 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.com24-04950L November 15, 22, 2024

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211.

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

/s/ Patricia M. DeCrosta

Patricia M. DeCrosta

14771 Hole In One Cir., Unit 301

Fort Myers, FL 33919

Attorney for Personal Representative:

Attorney for Personal Representative

Florida Bar Number: 1019964 GREEN SCHOENFELD & KYLE LLP

E-Mail: joecuffel@gskattorneys.com

November 15, 22, 2024 24-04973L

1380 Royal Palm Square Blvd.

Telephone: (239) 936-7200

Fort Myers, FL 33919

01016727.DOC/1

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is November 15, 2024.

Joe C. Cuffel

Florida Statutes.

NOTICE.

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT OF THE TWEN-TIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003256 IN RE: THE ESTATE OF: SUSAN STELZL

Deceased. The administration of the estate of SUSAN STELZL, deceased, whose date of death was June 24, 2024, 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 LAT-ER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 PUBLICA-TION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 15, 2024.

Personal Representative: MICHAEL STELZL 2613 Vareo Court

Cape Coral, FL 33991 Attorney for Personal Representative: WESLEY T. MATHIEU, ESQ. sklawyers, pllc 1314 Cape Coral Pkwy E. Ste. 320 Cape Coral, FL 33904 Telephone: (239) 772-1993 Email: wmathieu@sklawyers.net Florida Bar No. 116222 24-04940L November 15, 22, 2024

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-001297 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-2,

HOMES IN THE SUNSHINE LLC,

et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2024 in Civil Case No. 24-CA-001297 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL AS-SOCIATION, AS TRUSTEE FOR VE-LOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-2 is Plaintiff and Homes in the Sunshine LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of December, 2024 at 9:00 AM on the following described property as set forth in said Summary Final Judgment,

Lots 42 and 43, Block 1398, Cape Coral Unit 18, according to the map or plat thereof as recorded in Plat Book 13, Page 96, of the Public Records of Lee County,

Address: 910 SE 23rd Place Cape Coral, FL 33990 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 11/08/2024.

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

McCalla Raymer Leibert Pierce, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 23-08577FL

November 15, 22, 2024 24-04962L

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION

File No: 24-CP-3292 **Division: Probate** IN RE: THE ESTATE OF LENA PAULINE LURA, Deceased.

The Estate of LENA PAULINE LURA, deceased, whose date of death was July 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 24-CP-3292, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is November 15, 2024.

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

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

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

fied under s. 732.2211.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative: Donna L. Eastman 617 NE 1st Avenue

Cape Coral, FL 33909Attorney for Personal Representative: Jennifer M. Neilson Florida Bar No. 54986 NEILSON LAW, P.A. 829 SE 47th Terrace Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us November 15, 22, 2024 24-04977L

SECOND INSERTION

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

PROBATE DIVISION File No. 24-CP-3401 IN RE: ESTATE OF Adam Canales, Jr.

Deceased.

The administration of the estate of Adam Canales, Jr., deceased, whose date of death was October 14th, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is November 15, 2024.

Reyna I. Canales (referred to in the will as Reyna I. Castellanos

Kenneth K, Thompson Attorney for Petitioner E-mail Addresses: ken@kenthompson-lawoffice.com,yvette@kenthompson-lawoffice.com Florida Bar No. 0344044 Kenneth K. Thompson, P. A. 1150 Lee Boulevard, Suite 1A Lehigh Acres, Fl 33936 Telephone: (239) 369-5664 November 15, 22, 2024 24-04978L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3205 **Division Probate** IN RE: ESTATE OF JOAN DOROTHEA BRYAN A/K/A JOAN BRYAN

Deceased.
TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joan Dorothea Bryan a/k/a Joan Bryan, deceased, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was February 13, 2024; that the total value of the estate is \$24,940.50 and that the names and addresses of those to whom it has been assigned by such order are: Address

William Bryan 1128 Oak Tree Drive Havre De Grace, Maryland 21078 James Bryan 1229 Splashing Brook Drive Abingdon, MD 21009 Richard McMahon 37619 Wanmar Court Selbyville, DE 19975 Darlene Scarlato 1532 N. French Street Casa Grande, AZ 85122 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

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

The date of first publication of this Notice is November 15, 2024.

Person Giving Notice: William Bryan

1128 Oak Tree Drive Havre De Grace, Maryland 21078 Attorney for Person Giving Notice Douglas A. Dodson, II, Attorney Florida Bar Number: 126439 DORCEY LAW FIRM PLC $10181~{\rm Six}$ 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 November 15, 22, 2024 24-04965L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3352 **Division Probate** IN RE: ESTATE OF KENNETH ROGER BRUNO A/K/A KENNETH R. BRUNO 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 Kenneth Roger Bruno a/k/a Kenneth R. Bruno, deceased, by the Circuit Court for Lee County, Florida, Probate Division. the address of which is P.O. Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was October 15. 2023; that the total value of the estate is \$12,392 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Kenneth A. Gorham 2507 Skelly Road Caledonia, New York 14423 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 15, 2024.

Person Giving Notice: Kenneth A. Gorham 2507 Skelly Road Caledonia, New York 14423

Attorney for Person Giving Notice 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 November 15, 22, 2024 24-04964L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA File Number: 24-CP-3249

> **Division Probate** IN RE: ESTATE OF Evelyn L. Knapp, Deceased.

The administration of the Estate of Evelyn L. Knapp, deceased, File Number 24-CP-3249, whose date of death is August 7st, 2024 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Court, Attention: Lee County Clerk of Courts, P.O. Box 9346. Ft. Myers, Fl 33902. The estate is testate. The name and address of the personal representative and of the personal representative's attorney are set forth

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

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

OF THIS NOTICE.
ALL CLAIMS AND DEMANDS

NOT SO FILED WILL BE FOREVER

BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. A PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLOR-IDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN

SS.732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. Date of the first publication of this

notice to creditors: November 15, 2024.

Karen Weber, Personal Representative

6203 Tolbert Ct. Fort Wayne, IN 46804 Frank P. Murphy, Esq., Attorney for Petitioner Florida Bar No. 400386; Desigt'd email address: frank@frankmurphyattycpa.com 9220 Bonita Beach Road, Suite 200 Bonita Springs, Florida 34135 Direct cell #: (239) 404-6852; Office: (239)390-2077;

Fax: (239)947-6791 November 15, 22, 2024

24-04951L

Who benefits from legal notices?

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

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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 20-496 Year

of Issuance 2022 Description

of Property LEHIGH ACRES

UNIT 1 BLK 6 PB 18 PG 37 LOT

6 Strap Number 15-45-27-01-00006.0060

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-04887L

Nov. 15, 22, 29; Dec. 6, 2024

Names in which assessed:

TARPON IV, LLC

it was assessed are as follows:

Tax Deed #:2024001659

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2024001543 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: 18-771 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 13 BLK 87 PB 15 PG 205 LOT 12 Strap Number 02-45-27-13-00087.0120

Names in which assessed: ANDRES ALARCON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04877L

SECOND INSERTION

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

Tax Deed #:2024001364 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 12-432 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 PB 15 PG 68 BLK 59 LOT 10 Strap Number 24-44-26-08-00059.0100 Names in which assessed:

RMAC INC, RMAC, 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 01/07/2025 at 10:00am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04841L

SECOND INSERTION

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

Tax Deed #:2024001513 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: 19-792 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 16 BLK 72 PB 15 PG 168 LOT 21 Strap Number 11-45-27-16-00072.0210

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and

Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of

issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 12-579 Year

of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 REPLAT BLK 41 PB 15

PG 71 LOT 5 Strap Number 25-

All of said property being in the County

of Lee, State of Florida, Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-04844L

44-26-08-00041.0050

ESTHERBEL ADAMS

Names in which assessed:

Tax Deed #:2024001380

assessed are as follows:

24-04880L

SECOND INSERTION

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

Tax Deed #:2024001545 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: 19-928 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 46 PB 15 PG 231 LOT 12 Strap Number 12-45-27-09-00046.0120

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2024001467 NOTICE IS HEREBY GIVEN that

Certmax LLC the holder of the fol-

lowing certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 12-887 Year

of Issuance 2022 Description

of Property LEHIGH ACRES

UNIT 5 BLK 44 PB 15 PG 80

LOT 11 Strap Number 29-44-26-

Names in which assessed: BRUCE SHEINBERG, NIDIA

ALAVAREZ, NIDIA ALVAREZ

All of said property being in the County

of Lee. State of Florida, Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-04845L

Nov. 15, 22, 29; Dec. 6, 2024

it was assessed are as follows:

05-00044.0110

24-04881L

SECOND INSERTION

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

Tax Deed #:2024001546 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: 20-231 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 15 BLK 78 PB 18 PG 33 LOT 22 Strap Number 13-45-27-15-00078.0220

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04885L

SECOND INSERTION

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

Tax Deed #:2024001429 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-477 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK.15 PB 15 PG 92 LOT 16 Strap Number 36-44-26-03-00015.0160

Names in which assessed: MONTHIA A RICKETTS

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04847L

SECOND INSERTION

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

Names in which assessed: M THOMPSON

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the pro in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

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

Tax Deed #:2024001547 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: 20-258 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 17 BLK 88 PB 18 PG 35 LOT 2 Strap Number 13-45-27-17-00088.0020

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and

Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of

issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 13-556 Year

of Issuance 2022 Description

of Property LEHIGH ACRES UNIT 9 BLK.85 PB 15 PG 92

LOT 20 Strap Number 36-44-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

Tax Deed #:2024001495

assessed are as follows:

26-09-00085.0200

SONJA A HELIN

Names in which assessed:

24-04886L

SECOND INSERTION SECOND INSERTION

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

Tax Deed #:2024001460 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: 13-75 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 98 BLK 6165 PB 25 PG 117 LOTS 42 + 43 Strap Number 29-43-23-C4-06165.0420

Names in which assessed: 5 DIAMOND DEVELOPMENT,

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04850L

SECOND INSERTION

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

Tax Deed #:2024001470 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 16-053 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.20 DB 254 PG 95 LOT 10 E 1/2 Strap Number 09-44-27-05-00020.010B Names in which assessed:

MICHAEL FRANCIS, ULA All of said property being in the County

of Lee, State of Florida, Unless such certificate(s) shall be redeemed accordin such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04854L

SECOND INSERTION

Nov. 15, 22, 29; Dec. 6, 2024

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

Tax Deed #:2024001402 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-134 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 44 PB 18 PG 132 LOT 9 Strap Number 27-45-27-09-00044.0090

Names in which assessed: CECILE T BECHTOLD, LEON T BECHTOLD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04905L

SECOND INSERTION

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

Tax Deed #:2024001412 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

assessed are as follows: Certificate Number: 22-275 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 25 PB 20 PG 60 LOT 7 Strap Number 28-45-27-06-00025.0070

Names in which assessed: MACKLE CORPORATION, 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 prop in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04909L

Tax Deed #:2024001437

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

Certificate Number: 22-495 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 70 PB 28 PG 70 LOT 7 Strap Number 36-45-27-12-00070.0070

BOBB S THOMPSON, OLIVIA

All of said property being in the County

24-04914L

SECOND INSERTION

24-04848L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001439

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

Certificate Number: 22-537 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 85 PB 28 PG 72 LOT 3 Strap Number 36-45-27-14-00085.0030 Names in which assessed:

THE ECO HOME COMPANY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property de in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04915L

SECOND INSERTION

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

Tax Deed #:2024001448 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: 27-57 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 51 BLK 3739 PB 19 PG 4 LOTS 43 + 44 Strap Number 09-44-23-C4-03739.0430 Names in which assessed:

5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOP-MENT, 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 proin such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04917L



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.

Rarely do consumers specifically search online for public notices.

How much do legal notices cost?

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

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

LEE COUNTY

SECOND INSERTION

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

Tax Deed #:2024001388 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-801 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 79 PB 18 PG 120 LOT 5 Strap Number 25-45-27-14-00079.0050

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04900L

SECOND INSERTION

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

Tax Deed #:2024001389 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-803 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 79 PB 18 PG 120 LOT 11 Strap Number 25-45-27-14-00079.0110

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04901L

SECOND INSERTION

NOTICE OF APPLICATION $FOR\,TAX\,DEED$ Section 197.512 F.S. Tax Deed #:2024001390

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

Certificate Number: 21-805 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 79 PB 18 PG 120 LOT 19 Strap Number 25-45-27-14-00079.0190

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04902I

SECOND INSERTION

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

Tax Deed #:2024001393 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-859 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 2 PB 20 PG 41 LOT 21 Strap Number 26-45-27-04-00002.0210

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04903L

SECOND INSERTION

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

Tax Deed #:2024001403 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-132 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 43 PB 18 PG 131 LOT 28 Strap Number 27-45-27-08-00043.0280

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04904L

SECOND INSERTION

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

Tax Deed #:2024001408 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-214 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 18 PB 20 PG 55 LOT 5 Strap Number 28-45-27-01-00018.0050

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of

issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 22-431 Year

of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 38 PB 18 PG 145

LOT 13 Strap Number 36-45-27

Tax Deed #:2024001435

assessed are as follows:

07-00038.0130 Names in which assessed:

Nov. 15, 22, 29; Dec. 6, 2024

24-04906L

SECOND INSERTION

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

Tax Deed #:2024001409 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-217 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 19 PB 20 PG 55 LOT 8 Strap Number 28-45-27-01-00019.0080

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04907L

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001411 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-253 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 14 PB 20 PG 58 LOT 2 Strap Number 28-45-27-04-00014.0020

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

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

Tax Deed #:2024001416 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-329 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 3 PB 20 PG 65 LOT 4 Strap Number 29-45-27-01-00003.0040

Names in which assessed: GUILLERMO HERNANDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04910L

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

Tax Deed #:2024001434 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-417 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 31 PB 18 PG 144 LOT 21 Strap Number 36-45-27-06-00031.0210

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001436 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following

certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 22-425 Year

of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 33 PB 18 PG 144 LOTS 5 + 6 Strap Number 36-45-27-06-00033.0050 Names in which assessed:

TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

TILDA MILLER All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04913L

SECOND INSERTION

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

Tax Deed #:2024001442 NOTICE IS HEREBY GIVEN that Gulf Group Holdings Inc Retirement Plan the holder of the following $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 34-58 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 24 BLK 1025 PB 14 PG 66 LOTS 9 + 10 Strap Number 24-44-23-C1-01025.0090

Names in which assessed: COLIN BENJAMIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest hidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04918L

SECOND INSERTION

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

Tax Deed #:2024001451 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: 46-76 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 84 BLK 5590 PB 24 PG 41 LOTS 20 + 21 Strap Number 19-43-24-C2-05590.0200

Names in which assessed: 5 DIAMOND DEVELOPMENT,

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04921L

SECOND INSERTION

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

Tax Deed #:2024001452 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: 47-31 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 84 BLK 5624 PB 24 PG 33 LOTS 21 + 22 Strap Number 19-43-24-C3-05624.0210

Names in which assessed: 5 DIAMOND DEVELOPMENT,

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04922L

SECOND INSERTION

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

Tax Deed #:2024001485 NOTICE IS HEREBY GIVEN that GSRAN-Z LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 49-58 Year of Issuance 2022 Description of Property SUNCOAST EST UNREC BLK 30 LOT 11-B OR32/525 N 140 FT OF W 140 FT Strap Number 24-43-24-03-00030 011B

Names in which assessed: RICHARD SCHNEIDER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04923L

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

Tax Deed #:2024001469 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 56-24 Year of Issuance 2022 Description of Property FOREST PARK MH S/D BLK D OR 781 PG 567 LOT 32 Strap Number 36-43-24-11-0000D.0320 Names in which assessed:

TINA M ADAIR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001559 NOTICE IS HEREBY GIVEN that LVTL OPERATIONS, LLC WSFS, AS CUST. FOR LVTL OPS F the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 57-52 Year of Issuance 2022 Description of Property EDGEWATER GAR-DENS UNIT 2 PB 10 PG 56 LOT 77 Strap Number 03-44-24-09-00000.0770

Names in which assessed: ROBERT AMENT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04926L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

DIVISION

CASE NO.: 24-CA-000313 FREEDOM MORTGAGE CORPORATION,

NIKI MARIE GONZALEZ et al.,

Plaintiff, vs.

Defendants.NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Order to Cancel and Reset the Foreclosure Sale entered on October 28, 2024, and the Final Judgment of Foreclosure entered on August 22, 2024, in Case No. 24-CA-000313 of the Circuit Court of the Twentieth

Judicial Circuit, in and for Lee County,

Florida wherein FREEDOM MORT-GAGE CORPORATION, is Plaintiff, and NIKI MARIE GONZALEZ, UN-KNOWN TENANT #1 N/K/A JESUS GONZALEZ and AVERY'S BRICK'S N STICKS CONSTRUCTION INC. DBA RIGHT WAY ROOFING are Defendants, the Office of Kevin C. Karnes Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 6th day of February, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 82 AND 83, BLOCK 2772, CAPE CORAL UNIT 40, ACCORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 17, PAGE(S) 81, OF

THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 3018 NW 2ND PL, CAPE CORAL, FL 33993 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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: 11/08/2024

Kevin Karnes Clerk of Court, Lee County (SEAL) By: N. Watson Deputy Clerk of Court November 15, 22, 2024 24-04963L

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

CIVIL DIVISION

CASE NO.: 22-CA-003067 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MICHAEL D. BROWN ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 4th day of November, 2024, and entered in Case No. 22-CA-003067 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MI-CHAEL D. BROWN and THERESA BROWN are Defendants. Kevin C. Karnes as the Clerk of the Circuit

Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 6th day of February, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 57, UNIT 5,

SECOND INSERTION

SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 15, PAGE(S) 77, 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 ENTI-

TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this day of 11/12/2024, Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N. Watlan

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 22FL373-0973 November 15, 22, 2024 24-04971I

SECOND INSERTION

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

Tax Deed #:2024001531 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2022 US BANK CF KEYS TAX FUNDING LLC-2022 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 94-58 Year of Issuance 2022 Description of Property SAN CARLOS PK UT 12 UNREC BLK 125 DB 326 PG 201 LOTS 18 + 19 Strap Number 15-46-25-10-00125.0180 Names in which assessed:

PIERRE G DELAGO 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04930L

SECOND INSERTION

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

Tax Deed #:2024001466 NOTICE IS HEREBY GIVEN that Certmax LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 98-69 Year of Issuance 2022 Description of Property LIGHTHOUSE BAY FIVE CONDO DESC IN OR $3688 \; \mathrm{PG} \; 92 \; \mathrm{BLDG} \; 64 \; \mathrm{UNIT} \; 64 \text{-}$ 202 Strap Number 11-47-25-E3-33064.0202

Names in which assessed: BORIS PALANT, ELENA SHEVCHENKO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04932L

SECOND INSERTION

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

Tax Deed #:2024001544 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: 19-753 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 15 BLK 62 PB 15 PG 166 LOT 9 Strap Number 11-45-27-15-00062.0090

Names in which assessed: ALEXANDER ZUNIGA, DIANA M ZUNIGA, DIANA ZUNIGA, JULIO CORRALES, MARCOS BARRANCO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

SECOND INSERTION

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

Tax Deed #:2024001715 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-82 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 57 BLK 4094 PB 19 PG 128 LOTS 31 + 32 Strap Number 05-44-23-C1-04094.0310 Names in which assessed: ANN M SPEICHER, J P

SPEICHER, JAMES P SPEICH-ER All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

--- ESTATE ---

SECOND INSERTION

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

Tax Deed #:2024001492 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 64-50 Year of Issuance 2022 Description of Property JEFFCOTTS ROBT ADD BLK 4 PB 3 PG 87 LOT 10 Strap Number 24-44-24-P2-01904.0100

Names in which assessed: DOWNTOWN CAPITAL AS-SETS LLC, DOWNTOWN CAP-ITAL ASSETS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

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

Tax Deed #:2024001479 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 93-5 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 91 BLK 5536 PB 24 PG 96 LOTS 9 + 10 Strap Number 18-43-23-C4-05536.0090

Names in which assessed: EQUITY TRUST COMPANY, EQUITY TRUST COMPANY CUSTODIAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

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

Tax Deed #:2024001422 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 17-50 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 39 BLK 2690A PB 16 PG 145 LOTS 22 + 23 Strap Number 35-43-23-C3-02690.A220 Names in which assessed:

PATRICIA A ROBBINS, RICH-ARD . E KUCHARSKI, RICHARD E KUCHARSKI, ROBERT J OWENS, WILLIAM S ROBBINS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

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

Tax Deed #:2024001417 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc. and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 97-07 Year of Issuance 2022 Description of Property PARL IN S W COR OF N E 1/4 SEC 29 TWP 46 R 25 DESC IN OR 1229 PG 1376 Strap Number 29-46-25-E2-0400A.0010

Names in which assessed: MALBEC II LLC, MALBEC 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04866L

--- ESTATE ---SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003231 IN RE: ESTATE OF DORIS E. KEMMANN a/k/a DORIS RICKEY KEMMANN

Deceased. TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Doris E. Kemmann, deceased, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was June 4, 2024: that the total value of the estate is \$33,333,00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Royce L. Kemmann 418 South 12th Street Sac City, Iowa 50583 Rickey L. Kemmann 2105 Hughes Drive SW Cedar Rapids, Iowa 52404 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 15, 2024.

Person Giving Notice: Rickey L. Kemmann 2105 Hughes Drive SW Cedar Rapids, Iowa 52404

Attorney for Person Giving Notice: Mellissa D. Stubbs, Esq. E-mail Addresses: mdstubbs@naplesestatelaw.com, jmjacobson@naplesestatelaw.com Florida Bar No. 1018975 Wilson and Johnson 2425 Tamiami Trail North, Suite 211 Naples, Florida 34105 November 15, 22, 2024 24-04938L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3211 **Division Probate** IN RE: ESTATE OF LAURA CHERYL RACE Deceased.

The administration of the estate of Laura Cheryl Race, deceased, whose date of death was August 8, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

notice is November 15, 2024.

Personal Representative: Sherry L. Race

3481 Lakeview Isle Court Fort Myers, Florida 33905 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorcevlaw.com Secondary E-Mail: probate@dorceylaw.com November 15, 22, 2024 24-04981L

SECOND INSERTION

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

PROBATE DIVISION File No. 2024-CP-002753 IN RE: ESTATE OF KATHLEEN VIRGINIA BOSLER a/k/a VIRGINIA BOSLER, Deceased

The administration of the Estate of Kathleen Virginia Bosler, deceased, whose date of death was November 8, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is November 15, 2024. Personal Representative: Lisa Curia George

Attorney for Personal Representative: Lisa Curia George Florida Bar Number: 1033829 Hagen Law Firm 5290 Summerlin Commons Way, Fort Myers, FL 33907Telephone: (239) 275.0808 Fax: (239) 275.0808 E-Mail: lisa@mikehagen.com SecondaryE-Mail: michelle@mikehagen.com November 15, 22, 2024 24-04976L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002586 Division Probate IN RE: ESTATE OF JOHN EDWARD BARRICK

The administration of the estate of John Edward Barrick, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Deceased.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 15, 2024. Personal Representative:

/s/ Kenneth A. Barrick Kenneth A. Barrick 1913 SW 51st Terrace Cape Coral, Florida 33914 Attorney for Personal Representative: /s/ Eviana J. Martin

Eviana J. Martin, Attorney Florida Bar Number: 36198 Martin Law Firm, PL 3701 Del Prado Blvd S. Cape Coral, Florida 33904 Telephone: (239) 443-1094 Fax: (941) 213-1231 E-Mail:

eviana.martin@martinlawfirm.com November 15, 22, 2024 24-04966L

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-2820 Division PROBATE

IN RE: ESTATE OF JEFFREY C. RONNER Deceased. The administration of the estate of JEFFREY C. RONNER, deceased,

whose date of death was July 21, 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 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 oth-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732,216-732,228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is November 15th, 2024.

Personal Representative: JANE BECKLEY 18 Amberly Court

Savannah, Georgia 31411 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 November 15, 22, 2024 24-04982L

PUBLISH YOUR LEGAL NOTICE

- We publish all Public sale, Estate & Court-related notices We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option Call **941-906-9386** or email legal@businessobserverfl.com

LEE COUNTY

SECOND INSERTION

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

Tax Deed #:2024001520 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: 17-207 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK.41 DB 252 PG 461 LOT 13 W 1/2 Strap Number 20-44-27-11-00041.013A

Names in which assessed: HECTOR SANTOS, ROSA DU-

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04864L

SECOND INSERTION

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

Tax Deed #:2024001521 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: 17-440 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 16 DB 254 PG 55 LOT 8 Strap Number 23-44-27-04-00016.0080

Names in which assessed: SIMPSON SIGNA SIGNATURE HOMES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04865L

SECOND INSERTION

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

Tax Deed #:2024001367 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 17-541 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.14 DB 254 PG 50 LOT 24 E 1/2 Strap Number 24-44-27-04-00014.024B Names in which assessed:

APEX ASSETS CAPITAL 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04867L

SECOND INSERTION

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

Tax Deed #:2024001551 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: 17-643 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 5 PB 15 PG 37 LOT 24 W 1/2 Strap Number 25-44-27-02-00005.024A

Names in which assessed: APEX ASSETS CAPITAL LLC, APEX ASSETS CAPITAL, 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04868L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tay Deed # 2024001419

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

Certificate Number: 18-176 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 51 PB 12 PG 52 LOT 13 Strap Number 33-44-27-10-00051.0130

Names in which assessed: VERO ATLANTIC 2 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04869L

24-04870L

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and

Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of issuance, the description of the prop-

erty and the name(s) in which it was

of Issuance 2022 Description

of Property LEHIGH ACRES UNIT 7 BLK.27 DB 254 PG 75

LOT 19 Strap Number 15-44-27-

MARCO ANTONIO MORALES

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-04859L

07-00027.0190 Names in which assessed:

assessed are as follows: Certificate Number: 16-666 Year

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2024001557 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

Certificate Number: 18-254 Year of Issuance 2022 Description

of Property LEHIGH ACRES

UNIT 5 BLK 19 PB 15 PG 52 LOT 1 W 1/2 Strap Number 35-

Names in which assessed: CARMEN MARG MALDONA-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

Tax Deed #:2024001506

it was assessed are as follows:

44-27-05-00019.001A

DO OLIVERAS

SECOND INSERTION

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

Tax Deed #:2024001490 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

assessed are as follows: Certificate Number: 14-136 Year of Issuance 2022 Description of Property LEHIGH ESTATES UNIT 5 BLK 25 PB 15 PG 85 LOT 7 Strap Number 04-45-26-05-00025.0070

Names in which assessed: CAMILLE OLLIFF

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04851L

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 20-633 Year of Issuance 2022 Description

of Property LEHIGH ACRES

UNIT 16 BLK 100 PB 18 PG 52

LOT 21 Strap Number 15-45-27-

All of said property being in the County

of Lee, State of Florida, Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

24-04888L

Nov. 15, 22, 29; Dec. 6, 2024

Names in which assessed:

J & L VISION HOMES, INC

it was assessed are as follows:

16-00100.0210

Tax Deed #:2024001526

SECOND INSERTION

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

Tax Deed #:2024001500 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

assessed are as follows: Certificate Number: 16-142 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 22 PT S BLK 136 PB 27 PG 35 LOT 1 Strap Number 09-44-27-12-00136.0010

Names in which assessed: JASON K JONES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04855L

SECOND INSERTION

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

Tax Deed #:2024001573 NOTICE IS HEREBY GIVEN that TL-GFY LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 16-250 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 35 PB 15 PG 13 W 1/2 OF LOT 1 + LOTS 2 + 3 Strap Number 11-44-27-09 00035.0020 Names in which assessed:

ROGER LEE LEPHEW

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04856L

SECOND INSERTION

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

Tax Deed #:2024001501 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 16-487 Year

of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK.38 DB 254 PG 85 LOT 11 Strap Number 13-44-27-12-00038.0110

Names in which assessed: FREENETTE D WILLIAMS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04857L

SECOND INSERTION

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

Tax Deed #:2024001498 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 16-509 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK.6 DB 254 PG 80 LOT 14 Strap Number 14-44-27-02-00006.0140

Names in which assessed: KRISHEL ANNE PANTON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04858L

SECOND INSERTION

Nov. 15, 22, 29; Dec. 6, 2024

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

Tax Deed #:2024001505 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

assessed are as follows: Certificate Number: 72-51 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 6 PART 2 BLK 40 PB 11 PG 61 LOTS 24 + 25 Strap Number 18-45-24-C4-00040.0240

Names in which assessed: ANDON M COLEMAN All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04928L

SECOND INSERTION

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

Tax Deed #:2024001516 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: 20-704 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 13 BLK 36 PB 27 PG 176 LOT 11 Strap Number 16-45-27-13-00036.0110

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04889L

SECOND INSERTION

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

Tax Deed #:2024001486 NOTICE IS HEREBY GIVEN that GSRAN-Z LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 39-07 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 70 BLK 4712 PB 22 PG 83 LOTS 13 + 14 Strap Number 04-45-23-C4-04712.0130

Names in which assessed: KRISTI KRANSEL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04919L

SECOND INSERTION

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

Tax Deed #:2024001569 NOTICE IS HEREBY GIVEN that TL-GFY LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 41-64 Year of Issuance 2022 Description of Property VILLA DE VERN CONDO OR 1584 PG 0088 APT 105 Strap Number 15-45-23-C2-00300.1050

Names in which assessed: MYRON ROGER WALKER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest hidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04920L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001464 NOTICE IS HEREBY GIVEN that

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

Certificate Number: 51-7 Year of Issuance 2022 Description of Property PARL IN SEC 24 AS DESC IN OR 1178/0671 Strap Number 24-44-22-00-00032.0000 Names in which assessed:

RACHAEL SCHAAF

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04924L



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

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 Order Granting Plaintiff's Motion to Vacate Order and Reinstate Final Judgment dated the 1st day of November, 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 FREE-DOM MORTGAGE CORPORATION is the Plaintiff and LACEY RAE CHO-ATE A/K/A LACY CHOATE; JASON A. BRYANT A/K/A JASON ANDREW

BRYANT A/K/A JASON BRYANT;

UNKNOWN TENANT IN POSSES-SION OF THE SUBJECT PROPERTY: THE ISLAND PARK WOODLANDS HOMEOWNERS ASSOCIATION, INC.; SOUTHERN ALUMINUM, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com.at. 9:00 A.M. on the 5th day of December, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 104, UNIT "C", ISLAND PARK WOODLANDS, AC-CORDING TO A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, AT PAGES 16 THROUGH 18, OF THE PUB-LIC RECORDS OF LEE COUN-TY. 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 ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this day of 11/12/2024Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N. Watson 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

November 15, 22, 2024 24-04972L

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and

Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 20-227 Year

of Issuance 2022 Description

of Property LEHIGH ACRES UNIT 15 BLK 78 PB 18 PG 33

LOT 1 Strap Number 13-45-27-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

24-04884L

Names in which assessed:

Tax Deed #:2024001283

assessed are as follows:

15-00078.0010

TARPON IV, LLC

--- TAX DEEDS ---

LEE COUNTY

SECOND INSERTION

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

Tax Deed #:2024001423 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-27 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 39 BLK 2721 PB 16 PG 143 LOTS 18 + 19 Strap Number 35-43-23-C4-02721.0180

Names in which assessed: GGH 44, 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of

issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 19-779 Year

of Issuance 2022 Description of Property LEHIGH ACRES

UNIT 16 BLK 67 PB 15 PG 167

LOT 4 Strap Number 11-45-27-16-00067.0040

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

Names in which assessed:

AMNERY SAINT-HILAIRE

Tax Deed #:2024001237

assessed are as follows:

24-04871L

SECOND INSERTION

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

Tax Deed #:2024001552 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: 18-272 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK.37 DB 254 PG 30 LOT 1 W 1/2 Strap Number 35-44-27-10-00037.001B

Names in which assessed: ARTURO FRANCISO VIBES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04872L

SECOND INSERTION SECOND INSERTION

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

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

Tax Deed #:2024001426

Certificate Number: 18-280 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 39 DB 254 PG 30 LOT 22 Strap Number 35-44-27-10-00039.0220

Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04873L

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

Tax Deed #:2024001540 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: 18-635 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 15 PB 15 PG 189 LOT 8 Strap Number 02-45-27-02-00015.0080

Names in which assessed: JOSE R JIMENEZ, YOLANDA E LEAL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04875L

SECOND INSERTION

SECOND INSERTION

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

Tax Deed #:2024001541 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: 18-711 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 56 PB 15 PG 199 LOT 30 Strap Number 02-45-27-09-00056.0300

Names in which assessed: GUSTAV SCHERDEL, MONI-CA SCHERDEL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of

issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 21-176 Year

of Issuance 2022 Description of Property LEHIGH ACRES

UNIT 8 BLK.49 PB 18 PG 78

LOT 2 Strap Number 22-45-27-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Names in which assessed:

Tax Deed #:2024001474

assessed are as follows:

08-00049.0020

TARPON IV, LLC

24-04876L

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001348 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

assessed are as follows: Certificate Number: 21-297 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 6 PB 20 PG 22 LOT 11 Strap Number 23-45-27-02-00006.0110

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

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

Tax Deed #:2024001456 NOTICE IS HEREBY GIVEN that Morning Star One LLC $\,$ the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-0 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 90 BLK 5436 PB 24 PG 20 LOTS 43 + 44 Strap Number 24-43-22-C3-05436.0430 Names in which assessed:

AJINSE GROUP INC, AJINSE GROUP, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04882L

SECOND INSERTION

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

Tax Deed #:2024001556 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: 20-189 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 58 PB 18 PG 30 LOT 14 Strap Number 13-45-27-12-00058.0140 Names in which assessed:

PATRICIA JENNINGS, PATRI-CIA JENNINGS 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Nov. 15, 22, 29; Dec. 6, 2024

24-04883L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001708

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: 20-828 Year of Issuance 2022 Description of Property MIRROR LAKES UNIT 54 BLK 199 PB 27 PG 141 LOT 1 Strap Number 20-45-27-54-00199.0010 Names in which assessed:

MARILYN DOUGLAS, ROB-ERT DOUGLAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION SECOND INSERTION

FOR TAX DEED Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

Certificate Number: 21-738 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 47 PB 18 PG 114 LOT 14 Strap Number 25-45-27-08-00047.0140

Names in which assessed: TARPON IV. LLC

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001387

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

Certificate Number: 21-752 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 55 PB 18 PG 116 LOT 20 Strap Number 25-45-27-10-00055.0200

Names in which assessed: TARPON IV. LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04879L

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of

issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 21-572 Year

of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 53 PB 18 PG 97

LOT 12 Strap Number 24-45-27-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

Names in which assessed:

Tax Deed #:2024001374

assessed are as follows:

05-00053.0120

TARPON IV LLC

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001375

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

Certificate Number: 21-585 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 58 PB 18 PG 98 LOT 18 Strap Number 24-45-27-06-00058.0180

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001477

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

Certificate Number: 21-598 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 66 PB 18 PG 100 LOT 14 Strap Number 24-45-27-07-00066.0140

Names in which assessed: TARPON IV. LLC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001385

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

Certificate Number: 21-705 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BĽK 29 PB 18 PG 111 LOT 16 Strap Number 25-45-27-05-00029.0160

Names in which assessed: TARPON IV. LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

NOTICE OF APPLICATION

Tax Deed #:2024001386

assessed are as follows:

All of said property being in the County of Lee, State of Florida. Unless such

24-04898L

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 24-CA-004847 DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FRANK SIMMONS.

Defendant(s).TO: THE UNKNOWN SPOUSE,

DECEASED, et al.,

AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FRANK SIMMONS, DECEASED Whose last known residence(s) is/are 2165 Ben Street, Fort Myers, FL 33916. ANY AND ALL UNKNOWN PAR-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

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve

a copy thereof upon Plaintiff's at-Damian G. Waldman, Esq., property, to wit: LOT 17, BLOCK A, BEN-DAVIS

SECOND INSERTION

PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA.

NUMBER: 0140A.0170 A/K/A 2165 BEN ST, FORT MY-ERS, FL 33916

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disabil-

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 im-DATED at Lee County this 7th day of

November, 2024.

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

Plaintiff's attorney. Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A.

PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, service@dwaldmanlaw.com November 15, 22, 2024 24-04936L

OFFICIAL COURTHOUSE WEBSITES

O Dor manateeclerk.com sarasotaclerk.com

leeclerk.org collierclerk.com

charlotteclerk.com

hillsclerk.com pascoclerk.com

my**pinellas**clerk.gov

polkcountyclerk.net

my**orange**clerk.com

HEIRS, DEVISEES, BENEFICIA-RIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES

ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@ dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice the nature of this proceeding being a suit for foreclosure of mortgage against the following described

PARCEL IDENTIFICATION 19-44-25-P2-

SECOND INSERTION

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

Tax Deed #:2024001567 NOTICE IS HEREBY GIVEN that TL-GFY LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 10-580 Year of Issuance 2022 Description of Property N 1/2 OF NW 1/4 OF NE 1/4 Strap Number 28-43-26-00-00001.0000

Names in which assessed: PATRICIA ANN MURPHY, RICHARD A DARRAH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04833L

SECOND INSERTION

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

Tax Deed #:2024001170 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 11-086 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK.103 PB 15 PG 59 LOT 14 Strap Number 02-44-26-10-00103.0140

Names in which assessed: FRANK ALIOTTA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04834L

> SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and

Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of

issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 11-148 Year

of Issuance 2022 Description

of Property LEHIGH ACRES

UNIT 4 BLK 20 PB 26 PG 6

LOT 1 Strap Number 03-44-26-04-00020.0010

Names in which assessed: BARBARA E BULLOCK, ROB-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/07/2025 at 10:00

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

24-04835L

SARASOTA • MANATEE • HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Nov. 15, 22, 29; Dec. 6, 2024

Tax Deed #:2024001496

assessed are as follows:

ERT J BULLOCK

SECOND INSERTION

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

Tax Deed #:2024001515 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: 16-756 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 REPLAT BLK 23 PB 15 PG 18 LOT 1 E 1/2 Strap Number 16-44-27-06-00023.001B Names in which assessed:

APEX ASSETS CAPITAL 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04860L

SECOND INSERTION

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

Tax Deed #:2024001265 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 51 PB 15 PG 62 LOT 17 Strap Number 13-44-26-05-00051.0170

APEX ASSETS CAPITAL 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

assessed are as follows: Certificate Number: 11-722 Year

Names in which assessed:

24-04836L

SECOND INSERTION

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

Tax Deed #:2024001365 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 12-436 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.60 PB 15 PG 68 LOT 11 Strap Number 24-44-26-08-00060.0110

Names in which assessed: MARK L OLIVEIRA, ROSI-

MEIRA OLIVEIRA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the bidder online at www.lee.rea taxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol

Nov. 15, 22, 29; Dec. 6, 2024

SECOND INSERTION

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

Tax Deed #:2024001517 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: 16-853 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 REPLT BLK 26 DB 263 PG 166 LOT 7 Strap Number 17-44-27-07-00026.0070 Names in which assessed:

BO COATES

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04861L

SECOND INSERTION

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

Tax Deed #:2024001271 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 11-780 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.77 PB 15 PG 62 LOT 10 Strap Number 13-44-26-08-00077.0100

Names in which assessed: ODESSA SPENCE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04837L

SECOND INSERTION

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

Tax Deed #:2024001494 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 12-551 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 REPLAT BLK 53 PB 13 PG 22 LOT 12 Strap Number 25-44-26-06-00053.0120

Names in which assessed: DOROTHY P KENNEDY,

FRANK T KENNEDY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real taxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04843L

SECOND INSERTION

LEE COUNTY

--- TAX DEEDS ---

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

Tax Deed #:2024001518 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: 16-868 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 35 DB 252 PG 451 E 1/2 OF LOT 1 Strap Number 17-44-27-09-00035.001B Names in which assessed:

APEX ASSETS CAPITAL 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04862L

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001291 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was sessed are as follows:

Certificate Number: 11-869 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 15 PB 15 PG 63 LOT 6 Strap Number 14-44-26-02-00015.0060 Names in which assessed:

APEX ASSETS CAPITAL 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04838L

SECOND INSERTION

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

Tax Deed #:2024001425 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-395 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.57 PB 15 PG 91 LOT 18 Strap Number 35-44-26-07-00057.0180

Names in which assessed: CRYSTAL ABRAMS, PATRICIA ABRAMS

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the bidder online at www.lee.rea taxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04846L

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 24-CA-001559

CASTRO JR.; UNITED STATES OF AMERICA, ON BEHALF OF THE

SERVIS ONE, INC. DBA BSI

ABEL CASTRO A/K/A ABEL

FINANCIAL SERVICES,

Plaintiff, v.

SECOND INSERTION

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

Tax Deed #:2024001446 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 17-19 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 39 BLK 2750 PB 16 PG 153 LOTS 1 + 2 Strap Number 35-43-23-C1-02750.0010

Names in which assessed: JAMES W HOWELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04863L

SECOND INSERTION

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

Tax Deed #:2024001575 NOTICE IS HEREBY GIVEN that TL-GFY LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 12-031 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 2 PB 26 PG 28 LOT 21 Strap Number 20-44-26-01-00002.0210

Names in which assessed: SHEILA M WELLS, SHEILA M WELLS L/E, TINA ELLIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04839L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001482 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of

issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 15-100 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.16 DB 259 PG 126

LOT 8 Strap Number 02-44-27-04-00016.0080 Names in which assessed:

CHRISTINE ROOKWOOD, GRACE ROOKWOOD All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest hidder enline ot many lo taxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024 24-04852L

SECOND INSERTION

SECOND INSERTION

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

Tax Deed #:2024001539 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: 18-534 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 52 PB 15 PG 178 LOT 4 Strap Number 01-45-27-09-00052.0040

Names in which assessed: PINOT IV LLC, PINOT 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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04874L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001342 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 12-228 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK.9 PB 15 PG 67 LOT 25 Strap Number 23-44-26-02-00009.0250

Names in which assessed: ANGELA G WILSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04840L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024001480 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

assessed are as follows: Certificate Number: 16-011 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK.6 DB 254 PG 95 LOT 6 Strap Number 09-44-27-02-00006.0060

Names in which assessed: ALEXIS T EVANS, IVY M STERLING

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest hidder online at www.le taxdeed.com on 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04853L

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SECRETARY OF HOUSING AND URBAN DEVELOPMENT: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION. OR HAVING OR CLAIMING TO

HEREIN DESCRIBED,

Defendant(s),
NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated Ocober 7, 2024 entered in Civil Case No. 24-CA-001559 in Circuit Court of the 20th Judicial Circuit in and for Lee

HAVE ANY RIGHT, TITLE OR

INTEREST IN THE PROPERTY

County, Florida, Civil Division, wherein SERVIS ONE, INC. DBA BSI FINAN-CIAL SERVICES. Plaintiff and ABEL. CASTRO A/K/A ABEL CASTRO JR.; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on Decemebr 5, 2024 the following described property as set forth in said Final Judgment, to-

LOT 32 AND 33, BLOCK 3005, CAPE CORAL UNIT 43, ACCORDING TO THE PLAT THEREOF, RECORD-ED IN PLAT BOOK 17, PAGE(S) 48 THROUGH 57, INCLUSIVE, OF THE PUB-LIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 908 NW 24th Ter, Cape Coral, FL 33993 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 SUR-PLUS AS UNCLAIMED. THE COURT, IN ITS DISCRE-

TION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN 11/07/2024

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

Submitted By: Jordan Shealy Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: ftlreal prop@kelleykronenberg.comFile No.: 02310579-JMV

November 15, 22, 2024