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

**PAGES 17-40 NOVEMBER 29 - DECEMBER 5, 2024** 

# LEE COUNTY LEGAL NOTICES

#### --- PUBLIC SALES ---

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

 $Pursuant\ to\ the\ lien\ granted\ by\ the\ Florida\ Self-Storage\ Facility\ Act,\ notice\ is\ hereby$ given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of

Property includes the storage unit contents belonging to the following tenants at

the following locations: Metro Self Storage 3021 Lee Boulevard

Lehigh Acres, FL 33971

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 12/17/2024 at 10:30am

Occupant Name	Unit	Description of Property	
Jessica Hemsley	01030	Household Items	
Frank Herrera	01040	Household Items	
Ashley Williams	02002	Household Items	
Annique Williams	02018	Household Items	
Megan Jelks	03049	Household Items	
Jonathan Schmidt	03068	Household Items	
Jesus Barzaga	03082	Household Items	
Tiffany Hodges	03087	Household Items	
Marie Vixamar	04071	Household Items	
Jaime Rodriguez	05007	Household Items	
Jeffery Whitaker	05030	Household Items	
Ramla Mcdonald	05051	Household Items	
Raquel Rodriguez	05067	Household Items	
Francisco Santana Torres	05114	Household Items	
Tiffany Hodges	05148	Household Items	
Nov 20: Dec 6 2024			24-05

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of

Property includes the storage unit contents belonging to the following tenants at  $\,$ the following locations:

Metro Self Storage 17701 Summerlin Road

Fort Myers, Fl 33908 The bidding will close on the website StorageTreasures.com and a high bidder will

be selected on 12/17/2024 at 10AMOccupant Name Unit

Description of Property

Naheem Carrington 2112 Household Goods Katerine Ramirez, Katherine 3064 Household Goods Ramirez William Camp Household Goods

Nov. 29; Dec. 6, 2024 24-05158L

# FIRST INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 N Tamiami Trail North Fort Myers FL 33903, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/19/2024 at 2:30PM, Contents include personal property along with the described belongings to those individuals listed below

1129	Jamie Ewing	Furniture, Electronics, Artwork
1284	Greg Geffe	Furniture, Boxes
1285	Jennifer Benton	Furniture, Appliances, Boxes/Bags/Totes
1486	Mattison Parks	Electronics, Appliances, Boxes/Totes
1512	Jamie Ewing	Boxes/Bags/Totes
1560	Avonte Clifton	Furniture, Boxes/Bags/Totes, Artwork
1591	James Matthew Krup	Furniture, Electronics, Boxes/Bags/Totes
1615	Andrea Donnell	Boxes/Bags/Totes
1728	Tiffany Perrotta	Boxes/Bags/Totes, Instruments

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (239)-291-9388

Nov. 29; Dec. 6, 2024

# 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 Wags with Mags located at 14455 Metro Parkway Unit 105 in the City of Fort Myers, Lee County, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of November,

Maggi Burnett

November 29, 2024 24-05189L

# 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 Summit Studios FL located at 355 SW 24th Pl, in the County of Lee, in the City of Cape Coral, Florida 33991 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cape Coral, Florida, this 22nd day of November, 2024. ISUALLY INSPIRING CINEMA LLC

November 29, 2024

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

#### FIRST INSERTION

#### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 24-DR- 007514 Deborah Sue Walters, Petitioner, and Nelson Martins.

Respondent, TO: Nelson Martins

7521 Magnolia Ave, #6, Cape Canaveral, FL, 32920

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 Deborah Sue Walters, whose address is 7521 Magnolia Ave, #6 Cape Canaveral FL 32920 on or before January 2, 2025, 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 de-

manded 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: 11/22/2024 Kevin C. Karnes CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
Deputy Clerk

IF A NONLAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS BELOW:

This form was prepared for the Petitioner. This form was completed with the assistance of: Abraham Penton www.mysimpledivorceonline.com 8785 SW 165th Ave Suite 200 Miami, FL, 33193 305-744-2319 Nov. 29; Dec. 6, 13, 20, 2024

# FIRST INSERTION

# NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO:2024-DR-008766-O IN RE THE TERMINATION OF PARENTAL RIGHTS PENDING THE ADOPTION OF A MINOR CHILD

#### ZOE HAGA DOB: 08/17/2011

TO: RICHARD TIMOTHY KOSTRO: Caucasian Male last known location 331 Ellis St. North Ft. Myers, FL 33903. approximately 55 years old, White hair, brown eyes, medium build, father of the minor child born in Gilbert, AZ on 08/17/2011.

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 Ashley Filimon, P.A. whose address is 3019 Edgewater Dr. #181 Orlando, FL 32804, and file the original with the clerk of this Court Domestic Relations Division at 425 N. Orange Ave. Orlando, FL 32801 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you and the Court may enter an Order granting the Termination of Parental Rights for Adoption of the child. Copies of all court documents for this case, including orders, are available at the Clerk of the Circuit Courts office. You may review these. documents upon request. You must keep the Courts informed of vour current address. You must file a response with the Clerk by 1/9/2025.

DATED 11/20/2024 TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT /s/ Robert Hingston

Nov. 29; Dec. 6, 13, 20, 2024 24-05163L

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Landlord notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.106, & 715.109 by Kari April McDaniel for the following vehicle on 12/13/2024 at 8:30AM at 1561 Lee Ave, Alva, FL 33920. Said Landlord reserves the right to accept or reject any and all bids.

1968 FORD VIN# 8X20T150047 Nov. 29; Dec. 6, 2024

### FIRST INSERTION

#### **Fictitious Name Notice**

Notice Is Hereby Given that TSO Fort Myers Self Storage, LP, 3971 Colonial Blvd., Fort Myers, FL 33966, desiring to engage in business under the fictitious name of CubeSmart 5368, with its principal place of business in the State of Florida in the County of Lee will file an Application for Registration of Fictitious Name with the Florida Department of State.

24-05170I. November 29, 2024

#### FIRST INSERTION

# **Fictitious Name Notice**

Notice Is Hereby Given that HCA Florida Lehigh Surgical Specialists, 1530 Lee Blvd, Ste 1100, Lehigh Acres, FL 33936 , desiring to engage in business under the fictitious name of HCA Florida Lehigh Surgical Specialists, with its principal place of business in the State of Florida in the County of Lee will file an Application for Registration of Fictitious Name with the Florida Department of State.

November 29, 2024 24-05190L

#### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

#### PROBATE DIVISION File No. 24-CP-002448 IN RE: ESTATE OF DELORES ANN BURGESS, Deceased.

The administration of the Estate of Delores Ann Burgess, deceased, whose date of death was March 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 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 29, 2024.

#### Personal Representative: James Huger Burgess 4685 Orange River Loop Road

Fort Myers, Florida 33905-5819

Attorney for Personal Representative:

Lisa Curia George Florida Bar Number: 1033829 Hagen Law Firm 5290 Summerlin Commons Way, Suite 1003 Fort Myers, FL 33907 Telephone: (239) 275-0808 Fax: (239) 275-3313 E-Mail: lisa@mikehagen.com Secondary E-Mail:

24-05153L

michelle@mikehagen.com

Nov. 29; Dec. 6, 2024

#### --- ESTATE ---

#### 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-002727 IN RE: THE ESTATE OF EUGENE USBERGHI, JR.

deceased The administration of the Estate of EUGENE USBERGHI, JR., deceased, whose date of death was December 2, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 29, 2024.

#### Personal Representative: Maria M. Usberghi

Attorney for Personal Representative: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247

Nov. 29; Dec. 6, 2024 24-05154L

# FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File Number: 24CP3501

Division: Probate IN RE: ESTATE OF DAVID RODRIGUEZ Deceased.

The administration of the estate of DA-VID RODRIGUEZ, deceased, whose date of death was February 26, 2024 and whose social security number is XXX-XX-7492 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 PUB LT CATTON 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 DA TE OF DEA TH IS BARRED.

The date of first publication of this notice is November 29, 2024.

#### Brenda Rodriguez Personal Representative 1218 CR-830A.

Felda FL 33930 Maria Bryant Esq. Florida Bar No. 55332 The Haba Law Firm, P.A. 12420 Pebble Stone Court Fort Myers, FL 33913 Phone: (225) 209-4700 E-mail: mariabryant@habalaw.com Nov. 29; Dec. 6, 2024

#### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003515 **Division: Probate**

#### IN RE: ESTATE OF MARY O'SULLIVAN, a/k/a MARY MICHELLE O'SULLIVAN, Deceased.

The administration of the Estate of Mary O'Sullivan, a/k/a Mary Michelle O'Sullivan, deceased, whose date of death was June 21, 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 29, 2024.

# Personal Representative: Daniel O'Sullivan 13004 189th Ave. NW

Gig Harbor, WA 98329 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

E-Mail: kevinkyle@gskattorneys.com 01002813.DOC/1 Nov. 29; Dec. 6, 2024 24-05179L



**Email your Legal Notice** legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

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



LEE COUNTY

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003465 **Division Probate** IN RE: ESTATE OF DORIS M. GIBBONS Deceased.

The administration of the estate of Doris M. Gibbons, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. 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.

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 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 29, 2024.

#### Personal Representative: David P. Gibbons

12540 Cold Stream Drive, Unit 103 Ft. Myers, Florida 33912 Attorney for Personal Representative: Jennifer J. Hammond, Attorney Florida Bar Number: 121531 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square FORT MYERS, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail:

jenniferhammond@gskattorneys.com Secondary E-Mail: laurencarman@gskattorney.com

01018224.DOC/1 Nov. 29; Dec. 6, 2024 24-05156L FIRST INSERTION

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

> FLORIDA PROBATE DIVISION File No. 24-CP-002512 IN RE: ESTATE OF ANDREW MATTEI, Deceased.

The administration of the estate of Andrew Mattei, 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 1700 Monroe Street, 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 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 BARRED.

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

The 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 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 or a beneficiary as specified under s.

The date of first publication of this notice is: November 29, 2024. Signed on this 13 day of August 2024.

Francoise E. Mattei /s/ Christopher Marsala Christopher Marsala, Esq. Florida Bar Number 0936766 McLaughlin & Stern PLLC Attorneys for Petitioner 5150 Tamiami Trail North, Suite 602 Naples, Florida 34103 Tele: (239) 207-3051 Email: cmarsala@mclaughlinstern.com

Secondary: dbaez@mclaughlinstern.com

Nov. 29; Dec. 6, 2024 24-05159L

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-002943 IN RE: ESTATE OF RONALD HUNLEY, aka RONALD WAYNE HUNLEY,

Deceased. The administration of the estate of RONALD HUNLEY, also known as RONALD WAYNE HUNLEY, deceased, whose date of death was March 23, 2023, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is PO Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth

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.

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

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 29, 2024.

# BETH MOYER

Personal Representative 3140 Buren St. Indianapolis, IN 46239 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

Nov. 29; Dec. 6, 2024

### FIRST INSERTION

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

FLORIDA PROBATE DIVISION 24-CP-3572 IN RE: ESTATE OF: CLARENCE WALTER STRASSBURGER JR Deceased

The administration of the estate of Clarence Walter Strassburger Jr, 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 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes

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 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 29, 2024.

#### Personal Representative: /s/ Mary-Ellen Harig Mary-Ellen Harig 1310 Wrem Ct,

Middletown, OH 45042 Attorney for Personal Representative: /s/ Alexis A. Sitka, P. A. . Alexis A. Sitka, P. A. Florida Bar Number: 0004766 P.O. Box 150171 Cape Coral, Florida 33915 Telephone: (239) 997-0078 Alexis@sitkalaw.com Nov. 29; Dec. 6, 2024 24-05155L

#### FIRST INSERTION

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

File No. 362024CP003476A001CH IN RE: ESTATE OF ARTHUR W. BERTSCH, JR.

**Deceased.**The administration of the estate of Arthur W. Bertsch, Jr., deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The 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 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 29, 2024.

# Personal Representative: Joshua M. Fleming

11891 US Hwy. One Ste. 100 N. Palm Beach, Florida 33408 Attorney for Personal Representative: Christian M. Fleming

Attorney Florida Bar Number: 642754 Fleming & Fleming PLLC 11891 US Hwy One Ste 100 N. Palm Beach, FL 33408 Telephone: (561) 622-2700 Fax: (561) 6222841 E-Mail: cfleming@lawpalmbeach.com Nov. 29; Dec. 6, 2024 24-05167L

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003565 IN RE: ESTATE OF PETER CLARK

**Deceased.**The administration of the estate of Peter Clark, 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 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

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 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 29, 2024.

# Personal Representative: Ruth Clark 16469 Orinda Way

Bonita Springs, FL 34135 Attorney for Personal Representative: Carol R. Sellers Attorney for Petitioner Florida Bar Number: 893528 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239)992-2031 Fax: (239)992-0723 E-Mail: csellers@richardsonsellers.com

Nov. 29; Dec. 6, 2024

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003466

Division Probate IN RE: ESTATE OF JULIA PATRICIA BIFFAR A/K/A JULIA PATRICIA BIFFAR MEYER Deceased.

The administration of the estate of Julia Patricia Biffar a/k/a Julia Patricia Biffar Meyer, deceased, whose date of death was August 28, 2024, 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 names and addresses of the personal representatives and the personal repre 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.

24-05177L

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

The date of first publication of this notice is November 29, 2024. Signed on this 13 day of August 2024.

Personal Representatives: John Biffar 12620 World Plaza Lane Suite 1

Fort Myers, Florida 33907 Sally Humbert 10070 Salt Aire Circle, Unit 104

Venice, Florida 34292 Attorney for Personal Representatives: Kelly L. Fayer, Esq., Attorney Florida Bar Number: 121126 12601 World Plaza Lane, Suite 2 Fort Myers, Florida 33907 Telephone: (239) 415-3434 Fax: (239) 433-3434 E-Mail: notice@fayerlaw.net Secondary E-Mail: service@lawsprt.com Nov. 29; Dec. 6, 2024 24-05160L

#### FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002926 **Division Probate** IN RE: ESTATE OF THOMAS H. WATT, Deceased.

The administration of the estate of Thomas H. Watt, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Circuit Court, 1700 Monroe St., Fort Myers, FL, 33901. The names and addre 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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT,

IN AND FOR LEE COUNTY,

FLORIDA.

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

North Fort Myers, FL 33917 Attorney for Personal Representative: /s/ Jeffrev A. Attia E-Mail Address: jeff@jeffrevattialaw.com Florida Bar No. 0108199 The Law Office of Jeffrey Attia, PA 6719 Winkler Road, Suite 114 Fort Myers, FL 33919

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

ERIOD SET FORTH ABOVE MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Personal Representative:

# duty to discover whether any property

demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

NOTWITHSTANDING THE TIME CLAIM FILED TWO (2) YEARS OR

The date of first publication of this notice is November 29, 2024.

Signed by: Carol A. Miller Carol A. Miller 11091 Sharon Dr.

Telephone: 239-919-2318 24-05181L Nov. 29; Dec. 6, 2024

WOODARD (DECEASED), ET AL.

OF LUREATHA WOODARD (DE-

DEFENDANT(S).

RESIDENCE: UNKNOWN

# FIRST INSERTION

24-05169L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATÉ DIVISION File No. 24-CP-3494 **Division Probate** IN RE: ESTATE OF SHARON K. CALVANO

The administration of the estate of SHARON K. CALVANO, deceased, whose date of death was August 10, 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

Deceased.

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,

tain St. Fort Myers, FL 33916

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 DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 29, 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 GravRobinson, 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

lindsey.hoyle@gray-robinson.com

Secondary E-Mail:

Nov. 29; Dec. 6, 2024

#61736252 v2

# FIRST INSERTION

YOU ARE HEREBY NOTIFIED that To: UNKNOWN TENANT # 1 an action to foreclose a mortgage on the following described property located in LAST KNOWN ADDRESS: 1825 Foun-Lee County, Florida: tain St, Fort Myers, FL 33916 To: THE UNKNOWN HEIRS, BEN-LOTS 5 AND 6, BLOCK 4, STARECO ADDITION, AS RE-EFICIARIES, DEVISEES, GRANT-CORDED IN PLAT BOOK 8 AT EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE

PAGE 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. berg, Morris & Partners, PLLC, attor-

nevs for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court. within 30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the

24-05187L

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.

Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Harris Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard,

Suite 600, Deerfield Beach, FL 33441 Our Case #: 24-001287/24-CA-006702/PHH Nov. 29; Dec. 6, 2024

CEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1825 Foun-

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on TromBusiness Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

Date: 11/25/2024

CASE No. 24-CA-006702 PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF LUREATHA

#### --- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003551 IN RE: ESTATE OF PETER F. BAKANOWSKI Deceased.

The administration of the Estate of Peter F. Bakanowski, deceased, whose date of death was July 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's Attorney are set forth below

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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 29, 2024. **Ancillary Personal Representative:** 

Staci A. Dugan 2729 Rex Lane Virginia Beach, VA 23456 Attorney for Personal Representative: Harrison B. Zipper, Esq., Attorney Florida Bar Number: 1029866 HINMAN HOWARD &

KATTELL LLP 4600 N. Ocean Blvd., Suite 206 Boynton Beach, FL 33435 Telephone: (561) 276-1008 Fax: (561) 272-2793 E-Mail: HZipper@hhk.com HHKFLDocDelivery@hhk.com 24-05188L Nov. 29; Dec. 6, 2024

# **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

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

**ORANGE COUNTY** 

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-3297 IN RE: ESTATE OF GLENN W. MAREK, Deceased.

The administration of the estate of Glenn W. Marek, deceased, whose date of death was September 22, 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 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 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 29, 2024.

> Personal Representative: /s/ Nicholas W. Marek Nicholas W. Marek 8058 SE Reddington Street Hillsboro, OR 97123

Attorney for Personal Representative: /s/ Brad A. Galbraith Brad A. Galbraith Florida Bar No. 0494291 GALBRAITH WEATHERBIE LAW, 999 Vanderbilt Beach Rd., Suite #509

Naples, Florida 34108 Telephone: (239) 325-2300 Primary E-Mail: bgalbraith@gwtrust.law Secondary E-Mail: aboswell@gwtrust.law 24-05180L Nov. 29; Dec. 6, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003519 Division P1 IN RE: ESTATE OF

RODNEY O'NEILL CORLEW Deceased. The administration of the estate of Rod-

ney O'Neill Corlew, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 29, 2024.

Personal Representative: Shanna C. Tran 3385 Windy Wood Drive Orlando, Florida 32812

Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com Nov. 29; Dec. 6, 2024 24-05178L

#### FIRST INSERTION

LEE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003021 **Division Probate** IN RE: ESTATE OF FRANK W. MILBOURN, III

Deceased. The administration of the estate of Frank W. Milbourn, III, deceased, whose date of death was June 4, 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 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 BARRED. The date of first publication of this notice is November 29, 2024.

Personal Representative: By: Eileen M. Sullivan, JD, Vice President for KeyBank National Association, Kev Private Bank OH-01-49-0382

4900 Tiedeman Road Brooklyn, OH 44144 Attorney for Personal Representative: Lisa Roberts-Mamone, Esq. E-mail Addresses:  $lroberts mamone @\,baker law.com,\\$ dadams@bakerlaw.com; dhigley@bakerlaw.com Florida Bar No. 85328 Baker & Hostetler, LLP 127 Public Square, Key Tower, Suite 2000 Cleveland, Ohio 44114 Telephone: (216) 861-7710 4885-2316-2065.1

Nov. 29; Dec. 6, 2024

# FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 24-CA-6969 IN RE: FORFEITURE OF 2007 CHEVROLET COBALT VIN# 1G1AK55F877176023

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PE-TITIONER, CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the 2007 Chevrolet Cobalt; VIN# 1G1AK55F877176023 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHER-IFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described 2007 Chevrolet Cobalt; VIN# 1G1AK55F877176023.

You are required to file a copy of your written defenses, if any, to said forfeiture action on Kimberly A. Sams, Attorney for the Petitioner, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

Dated this 25th day of November 2024.

Kevin C. Karnes Clerk of Courtt (SEAL) By: K. Harris Deputy Clerk

24-05186L

Kimberly A. Sams, Esq. LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1163  $\hbox{E-mail: KSams@SheriffLeeFL.org}$ Secondary: E.Service@SheriffLeeFL.org

By: Kimberly A. Sams Florida Bar No.: 116456

# FIRST INSERTION

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

FLORIDA CIVIL DIVISION

Case No. 23-CA-012057 ROBIN D. MERRIMAN II. SUCCESSOR TRUSTEE OF THE DONALD J. NEUSER REVOCABLE TRUST DATED FEBRUARY 24. 1982,

Plaintiff, v. Defendants.

SHARON A. NEUSER, et al., TO: (i) Defendant, ANY AND ALL

UNKNOWN HEIRS. DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTH-ER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA NEUSER;

(ii) Defendant, ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTH-ER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST THE DONALD J. NEUSER REVOCA-BLE TRUST UPDATED SEPTEMBER

19, 1990; YOU ARE NOTIFIED that an action for quiet title has been filed in Lee County, Florida, Circuit Court against you in the matter of ROBIN D. MERRI-MAN II, SUCCESSOR TRUSTEE OF THE DONALD J. NEUSER REVOCA-BLE TRUST DATED FEBRUARY 24. 1982 v. SHARON A. NEUSER, RICH-ARD NEUSER, CYNTHIA NEUSER, RONALD NEUSER, LISA NEUSER, CHRISTOPHER D. NEUSER, PA-TRICIA NEUSER (DECEASED), ANY AND ALL UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS, CLAIM-ING BY, THROUGH, UNDER OR AGAINST PATRICIA NEUSER, and ANY AND ALL UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARES OR OTHER CLAIM-ANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST THE DONALD J. NEUSER REVOCABLE TRUST UP-DATED SEPTEMBER 19, 1990, relative to the real property located at:

Cape Harbour at Cape Coral, Lot 61, Block 6500, of Cape Coral

Subdivisions (Camelot), Unit 75, according to the Plat thereof, recorded in the Plat Book 33, Pages 37 through 49, inclusive, of the Public Records of Lee County, Florida.

PARCEL ID: 10117863

More commonly known as 5610 Lancelot Ln, Cape Coral, FL 33914 (hereinafter referred to as the "Property"). You are required to serve a copy of your written defenses, if any, on or before January 2, 2025 of this Notice on Plaintiff's attorney, Jackson C. Kracht, Esquire, Berlin Patten Ebling, PLLC, whose address is 3700 S. Tamiami Trail, Suite 200, Sarasota, FL 34239, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief

demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager for the 20th Judicial Circuit whose office is located at the Lee County Justice Center, 1700 Monroe St., Fort Myers, FL 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of 11/22/2024

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

By: /s/ Jackson C. Kracht Jackson C. Kracht, Esq. Florida Bar No. 548561 BERLIN | PATTEN | EBLING, PLLC 3700 South Tamiami Trail, Suite 200 Sarasota, Florida 34239 Telephone: (941) 954-9991 Facsimile: (941) 954-9992 Primary E-Mail: jkracht@berlinpatten.com Attorney for the Plaintiff {06741906-1} Nov. 29; Dec. 6, 13, 20, 2024

24-05168L

--- ACTIONS / SALES ---

FIRST INSERTION NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24-CA-006091

VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. MICHAEL R. YATES: UNKNOWN SPOUSE OF MICHAEL R. YATES: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 19 day of December, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 5 AND 6, BLOCK 2089. UNIT 31, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 14, PAGES 149 THROUGH 165, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1410 NE 14TH ST, CAPE CORAL, FL 33909

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED, IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. Dated this day of 11/21/2024,

KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: N. Watson

Deputy Clerk Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02557 Nov. 29; Dec. 6, 2024 24-05165L

#### FIRST INSERTION

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

CASE NO.: 20-CA-005572 MTGLQ INVESTORS, L.P., Plaintiff, v.

DOUGLAS SPIEGEL; HEATHER SPIEGEL; UNKNOWN SPOUSE OF DOUGLAS SPIEGEL; UNKNOWN SPOUSE OF HEATHER SPIEGEL: DANIELS PARK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT

Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated November 21. 2024 entered in Civil Case No. 20-CA-005572 in Circuit Court of the Lee Judicial Circuit in and for Lee County, Florida, wherein MTGLQ INVESTORS, L.P., Plaintiff and DOUGLAS SPIE-GEL: HEATHER SPIEGEL: DAN-IELS PARK HOMEOWNERS ASSO-CIATION, INC., 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 December 19, 2024 the following described property as set forth in said

Final Judgment, to-wit: LOT 15, DANIELS PARK, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGES 79 THROUGH 83, OF THE PUB-LIC RECORDS OF LEE COUN-TY. FLORIDA.

Property Address: 1067 Danpark Loop, Fort Myers, FL 33912

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN. 11/25/2024

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:  ${\it ftlreal prop@kelleykronenberg.com}$ File No.: M22022-JMV Nov. 29; Dec. 6, 2024 24-05175L

# 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-012778

MORTGAGE ASSETS MANAGEMENT, 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 GLORIA R. ELWELL, DECEASED, et al. Defendant(s). ant to a Final Judgment of Foreclosure dated August 16, 2024, and entered in 23-CA-012778 of the Circuit Court of

the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA R. ELWELL. DECEASED; KIMBERLY J. DUN-WIDDIE; GREGORY J. ELWELL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SEC-RETARY OF HOUSING AND URBAN DEVELOPMENT; ROYAL WOODS CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on December 19, 2024, the following described property as set

forth in said Final Judgment, to wit: A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUN-TY OF LEE, BEING A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUAR-TER (NE 1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOW:

STARTING AT THE NORTH-EAST CORNER OF SAID FRACTION OF A SECTION. SAID POINT BEING IN THE CENTERLINE OF ISLAND PARK ROAD (60.00 FEET WIDE); THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS W ALONG THE NORTH LINE OF SAID FRAC-TION OF A 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ISLAND PARK ROAD; THENCE CONTINUE N 89 DEGREES 58 MINUTES 21 SECONDS W ALONG SAID FRACTIONAL LINE FOR 541.00 FEET; THENCE S 0 DEGREES 01 MINUTE 39 TO THE POINT OF BEGIN-NING OF THE HEREIN DE-SCRIBED PARCEL; THENCE CONTINUE S 0 DEGREES 01 MINUTE 39 SECONDS W FOR 34.00 FEET; THENCE N 89 DEGREES 58 MINUTES 21 SECONDS W FOR 46.00 FEET; THENCE NORTH 0 DEGREES 01 MINUTE 39 SECONDS E FOR 34.00 FEET; THENCE S 89 DEGREES 58 MINUTES 21 SECONDS E FOR 46.00 FEET TO THE POINT OF BEGIN-NING.

Property Address: 6366 ROYAL WOODS DRIVE, FORT MY-

ERS, FL 33908 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

Dated this day of 11/21/2024

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-107160 - MaM Nov. 29; Dec. 6, 2024 24-05166L

myorangeclerk.com

LEE COUNTY

#### FIRST 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-4947 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 ROBERT M. STUMPF, 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 ES-TATE OF ROBERT M. STUMPF, DE-CEASED

Whose last known residence(s) is/are 5270 Manatee Bay Lane, Fort Myers,

And ANY AND ALL UNKNOWN PAR-TIES 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.

THE UNKNOWN SPOUSE, HEIRS,

DEVISEES, BENEFICIARIES,

TRUSTEES AND ALL OTHER

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

PARTIES CLAIMING AN

INTEREST BY, THROUGH,

UNDER OR AGAINST THE

DECEASED, et al.,

L. BATES, DECEASED

And PHYLLIS DURRETT

And PHYLLIS L. DOUGLAS

Defendants.

FL 33936

60637

ESTATE OF PHYLLIS L. BATES,

TO: THE UNKNOWN SPOUSE,

HEIRS, DEVISES, BENEFICIARIES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR

AGAINST THE ESTATE OF PHYLLIS

613 Chemstrand St. E., Lehigh Acres,

613 Chemstrand St. E., Lehigh Acres,

7947 South Chicago Ave #505, Chicago,

1511 E 62nd St., Apt 2E, Chicago, IL

And ANY AND ALL UNKNOWN PAR-

TIES CLAIMING BY THROUGH.

Whose last known residence(s) is:

Whose last known residence(s) is:

Whose last known residence(s) is:

1037 W 61 St., Chicago, IL 60621

Plaintiff, vs.

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 or by \_\_\_\_\_\_, the nature of this proceeding being a suit for foreclosure of mortgage against the fol-

lowing described property, to wit: UNIT NO. 317, PHASE 11 OF CRYSTAL LAKES MANU-FACTURED HOME COM-MUNITY, A CONDOMINIUM, (FORMERLY KNOWN AS SUGARMILL SPRINGS MO-BILE HOME CONDOMINI-YM, PHASE 1) ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2126, PAGE 435, AS AMENDED TO ADD PHASE II IN O.R. BOOK 2784, PAGE 4003, AND ALL EX-HIBITS AND AMENDMENTS THEREOF, AND ARECORD-ED IN CONDOMINIUM PLAT BOOK 17. PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH 1998 PALM HARBOR DOU-BLEWIDE MOBILE HOME SERIAL #PH0611811AFL & SE-RIAL #PH0611811BFL. PARCEL IDENTIFICATION 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

If you fail to file your response or an-

swer, if any, in the above proceeding

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

DATED at Lee County this day of 11/21/2024,

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

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 Nov. 29; Dec. 6, 2024 24-05164L

#### FIRST INSERTION

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

FLORIDA CIVIL DIVISION

Case No. 23-CA-012057 ROBIN D. MERRIMAN II, SUCCESSOR TRUSTEE OF THE DONALD J. NEUSER REVOCABLE TRUST DATED FEBRUARY 24, 1982.

Plaintiff, v. SHARON A. NEUSER, et al., Defendants.

TO: (i) Defendant, ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTH-ER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA NEUSER;

(ii) Defendant, ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTH-ER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST THE DONALD J. NEUSER REVOCA-BLE TRUST UPDATED SEPTEMBER 19, 1990;

YOU ARE NOTIFIED that an action for quiet title has been filed in Lee County, Florida, Circuit Court against you in the matter of ROBIN D. MERRIMAN II, SUCCESSOR TRUSTEE OF THE DONALD J. NEU-SER REVOCABLE TRUST DATED FEBRUARY 24, 1982 v. SHARON A. NEUSER, RICHARD NEUSER, CYNTHIA NEUSER, RONALD NEUSER, LISA NEUSER, CHRIS-TOPHER D. NEUSER, PATRICIA NEUSER (DECEASED), ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTH-ER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA NEUSER, and ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFI-CIARES OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST THE DONALD J. NEU-SER REVOCABLE TRUST UPDATED SEPTEMBER 19, 1990, relative to the real property located at:

Cape Harbour at Cape Coral, Lot 61, Block 6500, of Cape Coral Subdivisions (Camelot), Unit 75, according to the Plat thereof, recorded in the Plat Book 33, Pages 37 through 49, inclusive, of the Public Records of Lee County, Florida.

PARCEL ID: 10117863 More commonly known as 5610 Lance-

lot Ln, Cape Coral, FL 33914 (hereinafter referred to as the "Property"). You are required to serve a copy of vour written defenses, if any, on or before January 2, 2025 of this Notice on Plaintiff's attorney, Jackson C. Kracht, Esquire, Berlin Patten Ebling, PLLC, whose address is 3700 S. Tamiami Trail, Suite 200, Sarasota, FL 34239, and file the original with this Court either before service on Plaintiff's attorney or

immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager for the 20th Judicial Circuit whose office is located at the Lee County Justice Center, 1700 Monroe St., Fort Myers, FL 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of 11/22/2024

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

By: /s/ Jackson C. Kracht Jackson C. Kracht, Esq. -Florida Bar No. 548561 BERLIN | PATTEN | EBLING, PLLC 3700 South Tamiami Trail, Suite 200 Sarasota, Florida 34239 Telephone: (941) 954-9991 | Facsimile: (941) 954-9992 Primary E-Mail: jkracht@berlinpatten.com Attorney for the Plaintiff {06741906-1}

Nov. 29; Dec. 6, 13, 20, 2024 24-05168L

#### FIRST INSERTION

A/K/A 5270 MANATEE BAY

FORT MYERS, FL

10-44-25-09-

NUMBER:

LANE,

00000.0317

NOTICE OF ACTION AND AGAINST THE NAMED INDIVIDUAL IN THE CIRCUIT COURT OF THE HEREIN TWENTIETH JUDICIAL CIRCUIT DEFENDANT(S) WHO ARE NOT IN AND FOR LEE COUNTY, KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-FLORIDA TIES MAY CLAIM AN INTEREST CIVIL ACTION CASE NO.: 24-CA-004969 DLC MORTGAGES III, LLC, AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES,

> OTHER CLAIMANTS Whose last known residence(s) is/are: Unknown

GRANTEES, BENEFICIARIES 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 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, thirty (30) days of the first publication of this Notice in Business Observer or by \_\_\_\_\_\_, the nature of this proceeding being a suit for foreclosure of mortgage against the following de-

scribed property, to wit:

LOT 5, BLOCK 2, UNIT 1, SECTION 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 180, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL IDENTIFICATION NUMBER: 09-45-27-LC-01002.0050 COMMONLY KNOWN AS: 613 CHEMSTRAND ST. E, LE-

 ${\rm HIGH\ ACRES,\ FL\ 33936}$ 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 in Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED at Lee County this day of 11/22/2024

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

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 Nov. 29; Dec. 6, 2024 24-05173L

#### FIRST INSERTION

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

CASE NO.: 24-CA-004792 CYMBIDIUM RESTORATION TRUST,

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 LEILA BARREIRO, DECEASED, et al.,

**Defendants.**TO: THE UNKNOWN SPOUSE, HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF LEILA BARREIRO, DECEASED

Whose last known residence(s) is: 1637 Merrimack Ct, Fort Myers, FL 33907

And NESTOR WILLIAMS BAR-REIRO A/K/A NELSON WILLIAM BARREIRO

Whose last known residence(s) is: 13768 River Forest Drive, Ft. Myers, FL 33905 And NELSON W. BARREIRO

Whose last known residence(s) is: 1637 Merrimack Ct, Ft. Myers, FL 33907

And NELSON W. BARREIRO, JR. Whose last known residence(s) is: 43 Hilltop Dr. Bedford, NH 03110 And ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY.

FLORIDA

TO: The Unknown Trustee Under the

Provisions of a Declaration of Trust and

Land Trust Agreement Dated June 22,

YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage

on the following described property in

A portion of Lots 61 and 62. The

Lake Club at Spanish Wells, a

subdivision in Section 3, Town-

CASE NO.: 22-CA-003836 LAKEVIEW LOAN SERVICING,

MICHAEL P. WAHLERS, et al.,

1978, Known as Trust No. 5089

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 SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, 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 in Business Observer or by

nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

THE EAST 53 FEET OF LOT 14 AND THE WEST 29 FEET OF LOT 15, OF THAT CER-TAIN SUBDIVISION KNOWN AS BOWLING GREEN, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL IDENTIFICATION

NUMBER: 02-45-24-P2-00800.0140 COMMONLY KNOWN AS: 1637 MERRIMACK CT, FORT MYERS, FL 33907

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 in Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED at Lee County this day of 11/20/2024,

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, P.A., PO Box 5162. Largo, FL 33779, telephone (727) 538-4160,

facsimile (727) 240-4972. service@dwaldmanlaw.com Nov. 29; Dec. 6, 2024 24-05152L

# FIRST INSERTION YOU ARE HEREBY NOTIFIED

that an action to foreclose Mortgage

covering the following real and person-

al property described as follows, to-wit:

LOT 7 AND 8, BLOCK 1340,

UNIT 18, CAPE CORAL,A SUBDIVISION ACCORD-

ING TO THE MAP OR PLAT

THEREOF AS RECORDED AT PLAT BOOK 13, PAGES 96

THROUGH 120, INCLUSIVE,

PUBLIC RECORDS OF LEE

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

GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-005905 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK. NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-J,

Plaintiff, vs. DERRICK S EIHAUSEN, et al., Defendant.

To: DERRICK S EIHAUSEN 233 SE 20TH PL CAPE CORAL, FL 33990 AND UNKNOWN SPOUSE OF DER-RICK S EIHAUSEN 233 SE 20TH PL CAPE CORAL, FL 33990

LAST KNOWN ADDRESS STATED.

CURRENT RESIDENCE UNKNOWN

COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Nicholas J Vanhook, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before 30 days from

ment may 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

the first publication, otherwise a Judg-

contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 25th day of November,

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

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801

Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-07632FL

Nov. 29; Dec. 6, 2024 24-05184L

LLC,

Plaintiff, v

Defendants.

27 E. Ward Street

Shellman, GA 39886

Lee County, Florida:

ship 48 South, Range 25 East, Lee County, Florida, and more particularly described as follows: Commence at the Southwest corner of Lot 62, The Lake Club at Spanish Wells, a subdivision according to the plat thereof re-corded in Plat Book 34, at pages 46 and 47, of the Public Records

# FIRST INSERTION

of Lee County, Florida, also being the Point of Beginning of the lands herein described; thence run North 12°06'09" West along the Westerly line of said Plat boundary for a distance of 55.19 feet: thence run North 81°17'21' East for a distance of 67.91 feet; thence run South 89°13'14" East for a distance of 136.05 feet to a point on the Westerly line of Tract "A" (Megan Drive); thence rıın South 00°46'56" West along said Westerly right-of-way line for a distance of 65.00 feet; thence run North 89°13'04" West

the Point of Beginning. has been filed against you and you are required to serve a copy of your written defenses, if any, on Robert C. Graham, Esq., the Plaintiff's attorney, whose address is Burr & Forman LLP, 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

for a distance of 190.72 feet to

If you are a person with a disability

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida this 25th day of November,

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

Robert C. Graham, Esq., the Plaintiff's attorney, Burr & Forman LLP. 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202 55841023 v1

Nov. 29; Dec. 6, 2024 24-05172L

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# **PUBLISH YOUR** LEGAL NOTICE Call **941-906-9386**

or email legal@businessobserverfl.com

#### FIRST INSERTION

#### NOTICE OF SALE UNDER F.S. **CHAPTER 45**

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

CIVIL ACTION CASE NO.: 24-CA-006026 R.A. JOHNSON, INC., a Florida corporation

Plaintiff, vs

ORANGE RIVER OUTDOOR CENTER, LLC, a Florida limited liability company, and WILLIAM M. ODREY, II, individually Defendants.

NOTICE IS HEREBY GIVEN that under a Default Final Judgment of Foreclosure dated November 21, 2024, entered in Case No. 24-CA-006026 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein R.A. JOHNSON INC., a Florida corporation is Plaintiff and ORANGE RIVER OUTDOOR CENTER, LLC, a Florida limited liability company is Defendant, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for on-line auctionsat 9:00 A.M., on December 19, 2024, the following described property as set forth in said Final Default Judgment of Foreclosure, to wit:

FOR PARCEL OF LAND LY-ING IN SECTION 35, TOWN-SHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. MORE FULLY DE-SCRIBED AS FOLLOWS: SOUTH RIGHT OF WAY LINE

COMMENCING ON THE OF STATE ROAD NO. 80 IN GOVERNMENT LOT 4, AT THE EAST LINE OF SAID SEC-TION 35, RUN SOUTHWEST-ERLY ALONG SAID SOUTH RIGHT OF WAY LINE ON THE ARC OF A CURVE WITH A RADIUS OF 5654.58 FEET FOR 439.20 FEET TO A POINT TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 57°57'00" WEST FOR 3732 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57°57'00" WEST ALONG SAID RIGHT OF WAY LINE FOR 200 FEET; THENCE SOUTH 32°03'00" EAST PERPENDICULAR TO SAID SOUTH RIGHT OF WAY LINE FOR 700 FEET, MORE OR LESS TO ORANGE RIVER; THENCE EASTERLY ALONG SAID RIVER TO AN INTER-SECTION WITH A LINE RUN-NING SOUTH 32°03'00" EAST FROM THE POINT OF BE-GINNING; THENCE NORTH 32°03'00" WEST TO THE POINT OF BEGINNING.

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

DATED this day of 11/25/2024, Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: N. Watson As Deputy Clerk Nov. 29; Dec. 6, 2024 24-05176L

# **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

**PASCO COUNTY** 

pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

**ORANGE COUNTY** myorangeclerk.com

# SUBSEQUENT INSERTIONS

#### --- ACTIONS / SALES ---

#### SECOND 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

#### SECOND 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

# SECOND INSERTION

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

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

FLORIDA Case No.: 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 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

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

FLORIDA CIVIL ACTION CASE NO.: 24-CA-6227 ANALAY LEONARD,

LEE COUNTY

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 DATED OCTOBER 30, 1995,

NOTICE OF CIVIL ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

Defendants. TO: ESTATE OF PAUL J. PAZERA and ANY UNKNOWN BENEFICIARIES OF THE PAUL J. PAZERA. 8315 Penny Dr., North Fort Myers, 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 ELAINE BERLIEN REVOCABLE TRUST DATED OCTOBER 30, 8501 Dosonte Lane, North Fort Myers, FL 33917 8501 Dosonte Lane, North Fort

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

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-

THIRD INSERTION

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-Parcel #: 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 cur-

rent 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

Under the penalties of periury, 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

#### THIRD 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 TRUST.

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 described,

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 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 Banvan

Street, Boca Grande, Florida 33921 No.: 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

# FOURTH 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, Plaintiff, vs.

EDDIE COLBURN; JAZZMIN **HUSSEY; JOHNNY TREJO;** CHRISTOPHER TREJO: S.T. minor 1, S.T., minor 2, CHEREE TAYLOR; J. K. Minor, AARON TAYLOR:

Defendants. TO: EDDIE COLBURN 240 4th Avenue NW, Apt. 86 Hamilton, AL 35570 J.K. Minor

c/o Amanda Wilson 1214 County Highway 20 Hamilton Al 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 follows:

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

County, Florida. Along with a 1988 LIBE Mobile Home Situated on said property with Title # 50861379 STRAP:

24-43-24-03-00037.0400 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 current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. DATED THIS DAY OF 10/31/2024

Kevin 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

# FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL. CIVIL ACTION Case No: 24-CA-003631

DISTRIJASS, LLC Plaintiff, vs. BERNADETTE SOTONAK, and ARLENE SOTONAK, heir at law of ELSIE SOTONAK a/k/a MARY ELSIE SOTONAK, deceased.

TO: ARLENE SOTONAK, heir at law of ELSIE SOTONAK a/k/a MARY EL-SIE SOTONAK, deceased. ... if alive, and if dead, and all unknown

natural persons, if alive, and if dead or not known to be dead or alive, their several 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

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.

> Kevin C. Karnes As Clerk of Court (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

# **PUBLISH YOUR LEGAL NOTICE**

Call **941-906-9386** 

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

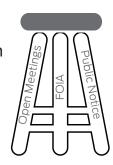
Defendants



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency











This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

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



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

# prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



**Accessibility** 

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

Land and Water Use

**Commercial Notices** Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinguent Tax Lists.

**Government Property** 

Tax Deed Sales

Sales

Mortgage Foreclosures

Name Changes

Probate Rulings

**Divorces and Adoptions** 



Orders to Appear



Agency Proposals

Proposed Budgets and

Meeting Minutes or

Zoning, Annexation and Land Use Changes

School District Reports

Creation of Special

Tax Districts

Permit and License Applications

# 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





# **Newsprint** is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





# Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

# **Verifying publication is** difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



# Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



# Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.





# ypes Of Public Notices

# Citizen Participation Notices

Government Meetings  $^{dagger} igside$  and Hearings

Land and Water Use

Meeting Minutes or Summaries

Creation of Special Tax Districts

Agency Proposals

Tax Rates

School District Reports

Proposed Budgets and

Zoning, Annexation and Land Use Changes

# **Commercial Notices**

Unclaimed Property,

Banks or Governments Unclaimed Property,

Delinquent Tax Lists, Tax Deed Sales

**Government Property** 

Permit and License **Applications** 

Mortgage Foreclosures

Name Changes

**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 --- ESTATE ---

LEE COUNTY

#### SECOND INSERTION

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

**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

#### SECOND INSERTION

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

FLORIDAPROBATE 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.com Florida 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

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3251 Division MCHUGH

IN RE: ESTATE OF MANFRED CHOLODEWITSCH

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

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

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

### Personal Representative Stephen Cholodewitsch

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.comNovember 22, 29, 2024 24-05106L

# SECOND INSERTION

# 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 ABOVE ESTATE:

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 value 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 Elizabeth A. Alpert 28603 Lisburn Court Bonita Springs, FL 34135 Richard Alpert 13527 San Georgio Drive Estero, FL 33928 Michael Alpert c/o Elizabeth A. Alpert 28603 Lisburn Court Bonita Springs, FL 34135 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 dece-

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 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:** Elizabeth A. Alpert 28603 Lisburn Court

Bonita Springs, FL 34135 Attorney for Person Giving Notice FEDERICO MOJICA, ESQUIRE Attorney for Petitioner Florida Bar Number: 0124187 LAW OFFICE OF ANNETTE Z.P. ROSS, PL 871 Venetia Bay Blvd., Ste. 300B Venice, FL 34285 Telephone: (941) 480-1948 Fax: (941) 480-9277 E-Mail: federico@arosslawfirm.com Secondary E-Mail:

shawn@arosslawfirm.com November 22, 29, 2024 24-05095L dent other than those for whom provi-

# What makes public notices in newspapers

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public

Rarely do consumers specifically search online for public notices.

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE 20TH JUDICIAL CIRCUIT

Deceased.

OF THIS NOTICE ON THEM.

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 specified under s. 732.2211.

# 11806 W Luxton Ln

Avondale, AZ 85323

# SECOND 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 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 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

#### SECOND 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 below.

All creditors of the decedent and other persons having claims or de-mands 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

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

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

# SECOND INSERTION

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

FLORIDA PROBATE DIVISION CASE NO.: 24-CP-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 November 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

24-05119L

November 22, 29, 2024

#### SECOND 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 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 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 33966Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorcevlaw.com November 22, 29, 2024 24-05121L

### SECOND 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 speci-

fied 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 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

# SECOND INSERTION

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

CIVIL ACTION

FINANCE OF AMERICA REVERSE LLC, 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-

ant to a Final Judgment of Foreclosure 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 Parties Claiming by, Through, Under, And Against The Herein named Individual

Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on 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 Foreclosure:

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 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

# superior to other forms of notices?

notice information they otherwise would not find anywhere else.

#### THIRD 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 Com-

plaint 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

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

limited liability company, as Trustee

PGW HOLDINGS LLC, a Florida

of the 23-2021 Land Trust Dated

KATHLEEN M. MCCOLL: THE

UNKNOWN HEIRS OF RICHARD

G. MCCOLL; and THE UNKNOWN

THE UNKNOWN HEIRS OF RICH-

THE UNKNOWN HEIRS OF KATH-

Last known address: 8604 48th Avenue

NW #313 Calgary, Alberta T3B 2B2,

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

Lot 13, Block 37, Unit 7, Section

23, Township 45 South, Range

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

VERA A. ECKERT TRUST U/T/A/

RUSSEL C. ECKERT, SR. AND

DATED NOVEMBER 5, 1991,

UNKNOWN BENEFICIARIES

C. ECKERT, SR. AND VERA A.

ECKERT TRUST U/T/A DATED

**NOVEMBER 5, 1991,** 

AND TRUSTEES OF THE RUSSEL

TO: THE UNKNOWN BENEFICIA-

RIES, TRUSTEES, DEVISEES, AS-

SIGNEES. LIENORS. CREDITORS.

AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE RUS-

SEL C. ECKERT, SR. AND VERA A.

ECKERT TRUST U/T/A DATED NO-

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, grant-

ees, assignees, lienors, creditors, trust-

ees, 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 claim-

ing to have any right, title or interest in

 $\hat{\text{YOU}}$  ARE HEREBY NOTIFIED that

an action to establish the lost trust and

its administration of the Russel C. Eck-

the property of the trust.

Plaintiff, vs.

Defendants.

VEMBER 5, 1991.

RICHARD G. MCCOLL;

HEIRS OF KATHLEEN M.

TO: RICHARD G. MCCOLL

KATHLEEN M. MCCOLL

ARD G. MCCOLL

LEEN M. MCCOLL

July 18, 2024

Plaintiff, vs.

MCCOLL

#### THIRD 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 Plain $tiff \'s\ attorney\ or\ immediately\ thereafter.$ 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

27 East, Lehigh Acres, Florida.

According to the map or plat

thereof on file in the office of the

Clerk of the Circuit Court, re-

corded in Plat Book 20, Page 27,

Public Records of Lee County,

Parcel Number: 23-45-27-L2-

Property Address: Vacant Lot -

784/786 Holmes Avenue, Lehigh

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 De-

cember 17, 2024, and file the original

with the clerk of this Court either before

service on Plaintiff's attorney or imme-

diately thereafter: otherwise a default

will be entered against you for the relief

WITNESS my hand and seal of this

KEVIN C. KARNES

Lee County, Florida

As Deputy Clerk

24-04947L

As Clerk, Circuit Court

(SEAL) BY: N. Watson

demanded in the Complaint.

Mark Evans Kass, Esquire

Nov. 15, 22, 29; Dec. 6, 2024

ert, 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

nation of trustees and beneficiaries.

declaratory judgment establishing ex-

istence of trust, and a quiet title action

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on counsel for

Plaintiffs whose address is 9990 Coco-

nut 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 imme-

diately thereafter: otherwise, failure to

take timely action may result in a de-

fault judgment entered against you for

the relief demanded in the complaint

Court at Lee County, Florida, this day of

notice is November 15, 2024

/s/Dawn L. Drellos-Thompson

9990 Coconut Road, Suite 210

Email: dawn@compass.legal

Nov. 15, 22, 29; Dec. 6, 2024

Counsel for Plaintiffs

Florida Bar No. 22503

Phone: 239-390-1295

Bonita Springs, FL 34135

Dawn L. Drellos-Thompson, Esq.

Witness my hand and the seal of this

The date of first publication of this

CLERK OF CIRCUIT COURT

Kevin C. Karnes

24-04935L

(SEAL) N. Watson

This matter includes the determi-

Attorney, 1497 NW 7th Street,

THIRD INSERTION

filed.

herein.

11/06/2024.

Miami, Florida 33125

Court on 11/07/2024

THIRD INSERTION

Florida.

07037.0130

Acres, FL 33974

24-04949L

# FOURTH 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 CORPO-

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,

Florida:

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-

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

#### FOURTH 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 fol-

lowing 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 November 8, 15, 22, 29, 2024

24-04783L

# FOURTH 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 HOLDINGS, LLC, Defendants.

TO: ESTATE OF JENNIE M. ONEBY c/o DONALD E. PUCHALSKI, as Independent Administrator 311 S. COUNTY FARM ROAD, SUITE

WHEATON II 60187 ESTATE OF JOHN K. ONEBY ADDRESS UNKNOWN UNKNOWN HEIRS OF IENNIE M ONEBY c/o DONALD E. PUCHALSKI,

 $311~\mathrm{S.}~\mathrm{\bar{C}OUNTY}$  FARM ROAD, SUITE WHEATON, IL 60187 UNKNOWN HEIRS OF JOHN K. ONEBY

as Independent Administrator

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:

THE 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 PB 27 PG 19, LOT 2 Commonly 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,

24-04786L

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

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

THIRD INSERTION

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, 2024 and 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

#### THIRD 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 publication 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

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

# THIRD INSERTION

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

FLORIDA Case No.: 24-DR-4383 IN THE MATTER OF THE ADOPTION OF DURON WILLIAM LAROZA PINKERTON,

Adoptee.
TO: DEVON B. PINKERTON at his last known addresses:

103 N 17th St, East Orange, NJ 07017 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 publication 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 11/26/2010 Place of Birth NEW JERSEY Childs Name D.W.L.P.

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 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

24-04961L

# THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 23-DR- 002139

Judge: Carlin, John S AUGUSTO MARIA CLAUDIO PROCESI, Petitioner, and YOHANA KARINA ARRECHEDERA PATINO,

Respondent, YOHANA KARINA RECHEDERA PATINO. 2928 SW 8TH PL CAPE CORAL FL

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 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 entered against you for the relief demanded in the petition.

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

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

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

Dated: 11/07/24 CLERK OF THE CIRCUIT COURT (SEAL) By: JG

Deputy Clerk Nov. 15, 22, 29; Dec. 6, 2024

24-04933L

# **HOW TO PUBLISH YOUR**

IN THE BUSINESS OBSERVER

# CALL 941-906-9386

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

# 

# --- ACTIONS / SALES ---

LEE COUNTY

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

SECOND INSERTION

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

# SECOND 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:

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)620-9545 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 ntended to inform citizens of government activities

#### SECOND 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

# SECOND INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

Case No. 23-CA-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 Judg-

ment, 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  $27, \mathrm{OF}\,\mathrm{THE}\,\mathrm{PUBLIC}\,\mathrm{RECORDS}$ 

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

2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 23-F02314 November 22, 29, 2024 24-05142L

### SECOND 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

SECOND INSERTION

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

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

week for four consecutive weeks.

Dane T. Stanish, Esq.,

Hollywood, FL 33021

stanishd@gmail.com

(954-923-0524)

3475 Sheridan St., Ste 209,

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

ow Drive NW, Calgary, AB T3R 1A8.

property in Lee County. Florida:

Lee County, Florida

ADD VALUE DEVELOPMENT.

Plaintiff, vs.

Defendant.

petition.

WRA VDL 109, LLC,

#### SECOND 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

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

# FOURTH INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE NOTICE OF ACTION (PROPERTY)IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT FOR LEE COUNTY, FLORIDA

IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2024-CA-6878

S&K BIMINI BAY HOLDINGS, 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 described as:

LEHIGH ACRES UNIT 4 BLK 16 PB 27 PG 183 LOT 8 More commonly known as: 649 Central Street East, Lehigh Acres, FL

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, 202424-04766L

#### SECOND 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

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

# SECOND INSERTION

NOTICE OF SALE PURSUANT TO **E.S. CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

(Last Known Address)

333 BELLAIR ROAD

FT. MYERS, FL 33905

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

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.com Secondary E-mail: info@wlfpa.com November 22, 29, 2024

# THIRD 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 APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001431

THIRD INSERTION

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

### --- ACTIONS / SALES ---

#### SECOND 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

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

The Personal Representative has no

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.

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

Hagen Law Firm

Suite 1003

Lisa Curia George, Attorney

Florida Bar Number: 1033829

5290 Summerlin Commons Way,

NOTWITHSTANDING THE TIME

All other creditors of the Decedent

SECOND INSERTION

Florida Statutes.

NOTICE.

24-05117L

#### 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-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.

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: 11/13/2024

Kevin Karnes Clerk of Court, Lee County (SEAL) By: N. Watson Deputy Clerk of Court November 22, 29, 2024 24-05086L

#### SECOND 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

# SECOND INSERTION

# SECOND INSERTION

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

FLORIDA CIVIL DIVISION CASE NO. 24-CA-000154 METROPOLITAN LIFE INSURANCE COMPANY Plaintiff, vs. JENNIFER MOORE A/K/A JENNIFER R. MOORE, et al,

Defendants/

NOTICE IS HEREBY GIVEN pursuant 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: LOT 16, BLOCK 30, UNIT 8, SECTION 19, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT

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, FLORIDA.

November 22, 29, 2024 24-05129L

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.

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

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

24-CA-001592 NATIONSTAR MORTGAGE LLC, Plaintiff, VS. OLEN F. STARLING; UNKNOWN SPOUSE OF OLEN F. STARLING; 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 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, ACCORDING 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 Mail@aldridge pite.com1184-2155B November 22, 29, 2024 24-05100L

**CHAPTER 45** IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 23-CA-013100

SECOND INSERTION

NOTICE OF SALE PURSUANT TO

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

# SECOND 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 writ-

ten 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

24-05112L

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

#### SECOND INSERTION

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

DIVISION: CIVIL CASE NO. 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

#### THIRD 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. 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



E-mail your Legal Notice legal@businessobserverfl.com

#### --- ESTATE ---

LEE COUNTY

SECOND 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 FOREVER BARRED.

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

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

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

#### Alena Hanzl 13420 Wild Cotton Court

13420 Wild Cotton Court North Fort Myers, FL 33903 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

01010759.DOC/1 November 22, 29, 2024 24-05096L SECOND 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 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@gskattorneys.com

November 22, 29, 2024 24-05094L

SECOND 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 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 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
E-Mail:
jenniferhammond@gskattorneys.com
Secondary E-Mail:
carolgani@gskattorneys.com
00995029.DOCX/2
November 22, 29, 2024 24-05090L

SECOND 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 FOREVER BARRED.

NOTWITHSTANDING THE TIME

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@gskattorneys.com

November 22, 29, 2024 24-05091L

SECOND 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 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 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

#### SECOND 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 NOTICE.

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

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

The date of first publication of this notice is November 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

# SECOND 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 OR DEMANDS AGAINST THE ABOVE ESTATE:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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:

November 22, 29, 2024 24-05115L

elizabethw@omplaw.com

# SECOND 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 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

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 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:
LAWRENCE 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

# SECOND 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 Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representatives and the personal representatives attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 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: 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: wportnoy@naples.law
November 22, 29, 2024 24-05092L



# **Email your Legal Notice**

legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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



#### --- ESTATE ---

SECOND 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, is pending in 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 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

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@capecoralattornev.com courtfilings@capecoralattorney.com

# SECOND 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 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

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

4734 10th Street E 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

courtfilings@cape coral attorney.comNovember 22, 29, 2024 24-05132L SECOND INSERTION

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

FLORIDA PROBATE DIVISION File No. 24-CP-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 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

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

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

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

Personal Representative:

Kendana Heston 18670 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.com Secondary Email:

SECOND INSERTION

acroczko@bmdpl.com

4866-6141-2323, v. 1

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 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-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 Álvaro C. Sanchez Attorney for the Petitioner 1714 Cape Coral Parkway East Cape Coral, FL 33904 Tel: (239) 542-4733 Fax: (239) 542-9203 FLA BAR NO 105539 Email: alvaro@capecoralattorney.com

courtfilings@capecoralattorney.com

November 22, 29, 2024 24-05133L

SECOND 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 REFORE 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

SECOND 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 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. 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 SECOND 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 attor-

ney 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. 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 E-Mail: kevinkyle@gskattorneys.com

01015893.DOC/1 November 22, 29, 2024 24-05127L

SECOND 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 Circuit Court for Lee County, Florida, Probate Division, the address of which is: CLERK OF CIRCUIT COURTS

PROBATE DIVISION P.O. BOX 9346 FORT MYERS, FL 33902

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this

Notice is November 22, 2024. Personal Representative: **DAILA LYBARGER** 386 NORTH HAVANA ROAD

VENICE, FL 34292Attorney for Personal Representative: STEWART W. SAVAGE, ESQ. Florida Bar No. 0848727 15636-2 Carriedale Ln. Fort Myers, FL 33912 Telephone (239) 481-8388 November 22, 29, 2024 24-05131L SECOND 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 E-Mail: mcharles@harrisonllp.com Secondary E-Mail: dbleggi@harrisonllp.com November 22, 29, 2024 24-05126L SECOND 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 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: /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

# SECOND 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. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Sarah Otto, c/o Joshua R. Fink 3025 Miller Road, Ann Arbor, MI 48103

Attorney for Personal Representative: Joshua Ř. 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 24-05149L November 22, 29, 2024



#### SECOND 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 follows:

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

#### SECOND 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

# SECOND 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

#### SECOND 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 follows:

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

# SECOND 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

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

the property and the name(s) in which

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

#### SECOND 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), year(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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05028L

We publish all Public sale, Estate & Court-related notices

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

#### SECOND 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

#### SECOND 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), year(s) of issuance, the description of 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

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

# SECOND 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

#### SECOND 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

#### SECOND 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 PALMA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

# SECOND 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05030L

# SECOND 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

#### SECOND 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

# SECOND 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05032L

#### SECOND INSERTION

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

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

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

SECOND INSERTION

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 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

# SECOND 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), year(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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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: 20-257 Year

of Issuance 2022 Description of Property LEHIGH ACRES

UNIT 17 BLK 87 PB 18 PG 35

LOT 18 Strap Number 13-45-27-

CHRISTOPHER BUSK, WEST-

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

Names in which assessed:

EX DEVELOPMENT, INC.

it was assessed are as follows:

17-00087.0180

Tax Deed #:2024001666

#### --- TAX DEEDS ---

LEE COUNTY

#### SECOND 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

#### SECOND INSERTION SECOND 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

SECOND 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

#### SECOND 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 24-05014L

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 GIANNI-

NI, 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-

SECOND 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),

year(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-

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

#### SECOND INSERTION NOTICE OF APPLICATION

#### FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001663 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: 19-861 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 22 PB 15 PG 227 LOT 7 Strap Number 12-45-27-05-00022.0070

Names in which assessed: DONNA M AJIROGI, DONNA M TANAKA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

#### 24-05019L

#### SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. 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

# SECOND 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

# SECOND 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

#### SECOND 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

#### SECOND 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

SECOND 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

#### SECOND INSERTION SECOND 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

# SECOND 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), year(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

24-05027L

#### 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 follows:

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

#### SECOND 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

# SECOND INSERTION

24-05046L

#### 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, LLC, 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; MYRRIAN BERMUDEZ; MILDRED BERMUDEZ; DAVIS BERMUDEZ A/K/A DAVID BER-MUDEZ; DAISY BERMUDEZ; LUCY

BERMUDEZ A/K/A LUCY GARCIA;

JOSHUA BERMUDEZ; BRIAN BER-JOSHUA BERMUDEZ; BRIAN 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

5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1682B

Attorney for Plaintiff

# SECOND INSERTION

#### Notice of Self Storage Sale Please take notice Hide-Away Stor-

age – 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. storagetreasures.com on 12/11/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Joseph Cannistraci unit #01253; Francis Edward Jargi-ello 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

# **HOW TO PUBLISH YOUR** LEGAL NOTICE IN THE

**BUSINESS OBSERVER** 

### CALL 941-906-9386 and select the appropriate

County name from the menu option OR E-MAIL:

legal@businessobserverfl.com



LEE COUNTY

#### SECOND 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

#### SECOND 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: 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

24-05006I

#### SECOND 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

24-05007I

#### SECOND 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 1 BLK.1 PB 15 PG 54 LOT 24 W 1/2 Strap Number 36-44-27-01-00001.024A

Names in which assessed: NANCY LAGUERRE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

# SECOND 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

24-05013I

#### SECOND 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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

CLOER

24-05015L

#### SECOND 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05031L

#### SECOND 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, MARGARET 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05033L

#### SECOND 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

#### SECOND 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

SECOND INSERTION

24-05041L

# SECOND 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05042L

#### SECOND 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

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: 39-46 Year

of Issuance 2022 Description of Property CAPE CORAL UNIT

70 BLK 4760 PB 22 PG 72 LOTS

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

**Section 197.512 F.S.** Tax Deed #:2024001749

24-05043L

#### SECOND 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 according 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

#### SECOND 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

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

### SECOND 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 follows:

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

SECOND INSERTION

# SECOND 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 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

follows:

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

24-05050L



# 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.

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

FLORIDA 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

# 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.

# Defendant(s).

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

WITNESS my hand and the seal of the court on 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

#### SECOND 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

#### SECOND 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  $\operatorname{certificate}(s)$  for a tax deed to be issued thereon. The certificate number(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

#### SECOND 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.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

24-05021I

#### SECOND 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

# SECOND 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 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

24-05024I

# SECOND 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

#### SECOND 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 22, 29; Dec. 6, 13, 202424-05044L

# SECOND 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, RAMON 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05052L

#### SECOND 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-

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

#### SECOND 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

# SECOND INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001804

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

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

24-05061L

### SECOND 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05062L

# SECOND 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,

TAMMY L PATTERSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

24-05049L

# SECOND 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  $\operatorname{certificate}(s)$  for a tax deed to be issued thereon. The certificate number(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

24-05053L

# SECOND INSERTION

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

Tax Deed #:2024001757 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 Number 25-43-24-03-00075.1080 Names in which assessed:

DANIEL LALLAVE, ERICA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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-

SECOND INSERTION

ALL UNKNOWN PARTIES CLAIM-

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

24-05055L

# SECOND 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 according 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

24-05059L

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

Certificate Number: 70-72 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

# SECOND 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 U 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 according 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

24-05068L

# 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) 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; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, whose names are fictitious to account for

parties in possession, Defendants. 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

#### ING BY, THROUGH, UNDER, OR 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 re-

closure, to wit: LOTS 5 AND 6, BLOCK 224, CAPE CORAL, UNIT TWO,

quired by Section 45.031, Florida Stat-

utes, the following described property

in Lee County, Florida, as set forth in

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 STRAP: 00224.0050 / 12-45-23-C4-FOLIO ID: 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 SUBORDINATE 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

# **PUBLISH YOUR LEGAL NOTICE**

# Call **941-906-9386** and select the

appropriate County name from the menu option

or email

legal@businessobserverfl.com



#### SECOND 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 follows:

Certificate Number: 43-10 Year of Issuance 2022 Description of Property DAVIS WOODS CONDO OR 1580 PG 83 UNIT 314 Strap Number 02-46-23-09-00000.3140

Names in which assessed: DICKRAN HANONICK, FUAD I BILLEH, JULIET G HANONICK, JULIET G HANOUNIK, LUBOV HANONICK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

24-05051L

#### SECOND 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 follows:

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

#### SECOND 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

SECOND 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

24-05060L

#### SECOND INSERTION

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

Tax Deed #:2024001602 NOTICE IS HEREBY GIVEN that Brian 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:

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

24-05069L

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2024001629

### SECOND INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001796

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

24-05076L

#### SECOND INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001625

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 of Issuance 2022 Description of 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: 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-

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that Mu-

nicipal 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

Certificate Number: 96-01 Year

of Issuance 2022 Description of

Property BELLE LAGO PB 76

PGS 16-21 LOT 189 Strap Num-

ANDREAS SAVVAS SAVVAKIS

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-

24-05082L

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

ber 21-46-25-E3-08000.1890

KOULA KLICOS SAVVAKIS

Names in which assessed:

it was assessed are as follows:

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

Tax Deed #:2024001633

24-05081L

#### SECOND INSERTION

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

Tax Deed #:2024001950 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: 96-8 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 36 PB 16 PG 126 BLK 2321 LOTS 37 + 38 Strap Number 25-43-23-C1-02321.0370

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-ES 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

24-05083L

# SECOND INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001615

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: 85-06 Year of Issuance 2022 Description of Property CAMPBELL ACRES PR 28 PG 90 LOT 26 Strap Number 09-44-25-P3-00200.0260

Names in which assessed: TEMPLO CRISTIANO LA ESTRELLA RESPLANDECI-LA ENTE DE LA MANANA INC., TEMPLO CRISTIANO LA ES-TRELLA RESPLANDECIENTE DE LA MANANA 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 - 05077L

# SECOND INSERTION

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

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-

certificate(s) shall be redeemed according 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-

SECOND INSERTION

24-05066L

follows:

#### 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:

Tax Deed #:2024001727

Certificate Number: 74-33 Year of Issuance 2022 Description of Property MYERLEE COUN-TRY CLUB ESTATES NORTH CONDO/OR 856 PG 853 BLDG B UNIT 5 Strap Number 28-45-24-20-0000B.0050

Names in which assessed: NANCY A MIIDGE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 24-05070L

0000G.0270 Names in which assessed: ALICIA VAZQUEZ All of said property being in the County of Lee, State of Florida. Unless such

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

#### SECOND INSERTION 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), vear(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-INMKELIV

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

24-05071L

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

Tax Deed #:2024001669 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-W4-0260B.0105

Names in which assessed: DOMENIC A MEFFE, DO-MENIC MEFFE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 24-05073L

# SECOND INSERTION

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

Tax Deed #:2024001617 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: 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-P3-00913.0180 Names in which assessed:

SYLVESTER JENNINGS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

SECOND 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), vear(s) of issuance,

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 87-77 Year

of Issuance 2022 Description of

Property BARDENS SUBD BLK

E PB 9 PG 90 LOT 4 Strap Num-

NATASHA F JENKINS, RON-

ALD F JENKINS, SCARLETT

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-

24-05078L

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

ber 18-44-25-P4-0010E.0040

Names in which assessed:

CAPITAL FUNDILLC

Tax Deed #:2024001779

follows:

24-05079L

# SECOND INSERTION

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

Certificate Number: 93-66 Year of Issuance 2022 Description of Property SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 10 Strap Number 08-46-25-17-00010.0100

Names in which assessed: CARLO T. AND FES. PENARA-NDA LIVING TRUST DATED JANUARY 2, 2009

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

24-05080L



A public notice is information intended to inform citizens of

government activities.

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THIRD 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

Names in which assessed:

TARPON IV, LLC

it was assessed are as follows:

Tax Deed #:2024001659

#### --- TAX DEEDS ---

#### THIRD 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

#### THIRD 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

#### THIRD 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

THIRD 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

Nov. 15, 22, 29; Dec. 6, 2024

44-26-08-00041.0050

ESTHERBEL ADAMS

Names in which assessed:

Tax Deed #:2024001380

assessed are as follows:

24-04880L

#### THIRD 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

THIRD 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

it was assessed are as follows:

05-00044.0110

24-04881L

#### THIRD 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

#### THIRD 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

# FOR TAX DEED Section 197.512 F.S.

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:

Names in which assessed: M THOMPSON

All of said property being in the County 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 24-04914L

#### THIRD 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-

24-04848L

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:

Nov. 15, 22, 29; Dec. 6, 2024 24-04886L

#### THIRD INSERTION THIRD 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

# THIRD 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

# THIRD INSERTION

#### 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

THIRD INSERTION

Nov. 15, 22, 29; Dec. 6, 2024

#### 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 THIRD INSERTION

# NOTICE OF APPLICATION

Tax Deed #:2024001437 NOTICE IS HEREBY GIVEN that

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

THIRD INSERTION 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

THIRD 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.

#### THIRD 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

#### THIRD 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

#### THIRD 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

### THIRD 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

#### THIRD 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

#### THIRD 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-

THIRD 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

Tax Deed #:2024001435

assessed are as follows:

Nov. 15, 22, 29; Dec. 6, 2024

24-04906L

#### THIRD 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

#### THIRD 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

### THIRD INSERTION

# NOTICE OF APPLICATION FOR TAX DEED

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-

Names in which assessed: GUILLERMO HERNANDEZ

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

Nov. 15, 22, 29; Dec. 6, 2024

# Section 197.512 F.S.

00003.0040

certificate(s) shall be redeemed according 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-

24-04910L

#### THIRD 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

#### THIRD 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

of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 38 PB 18 PG 145 LOT 13 Strap Number 36-45-27 07-00038.0130 Names in which assessed: TILDA MILLER 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 01/07/2025 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

# THIRD 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 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

24-04918L

# THIRD 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

# THIRD 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

# THIRD 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

#### THIRD 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

#### THIRD 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



# AVETI

E-mail your Legal Notice legal@businessobserverfl.com

THIRD 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: 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-

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 01/07/2025 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: EQUITY TRUST COMPANY, EQUITY TRUST COMPANY

Tax Deed #:2024001479

assessed are as follows:

C4-05536.0090

CUSTODIAN

### --- TAX DEEDS ---

#### THIRD 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

#### THIRD 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 PG 92 BLDG 64 UNIT 64-202 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

#### THIRD 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

## THIRD 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

#### THIRD 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.

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

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

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-

24-04986I

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

36-47-25-B4-0130A.0080

Names in which assessed:

JCHS, LLC

it was assessed are as follows:

Tax Deed #:2024001648

# SECOND 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, 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

24-04989L

#### THIRD 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

24-04866L

# SECOND INSERTION

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

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 PR 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

24-04984L

# THIRD 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

24-04931L

# SECOND 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

follows: 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

# SECOND INSERTION

#### 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

#### SECOND 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

follows: Certificate Number: Year of Issuance 2022 Descrip tion of Property VILLA CAPRI CONDO BLDG E OR 786 PG 715 APT E-6 Strap Number 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

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

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

SECOND 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),

vear(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 11-13 Year

of Issuance 2022 Description of

Property CAPE CORAL UNIT

40 BLK 2812 PB 17 PG 91 LOTS

16 + 17 Strap Number 26-43-23-

Names in which assessed: JOSLYN SWANN, LESTER

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

it was assessed are as follows:

C1-02812.0160

SWANN

Tax Deed #:2024001593

24-04985L

# SECOND INSERTION NOTICE OF APPLICATION

Tax Deed #:2024001672

Certificate Number: 11-535 Year of Issuance 2022 Description 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:

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

FOR TAX DEED Section 197.512 F.S.

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

JOHN LITTLER, RITA LIT-TLER

All of said property being in the County

24-04992L

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

Certificate Number: 11-950 Year 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.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



# 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.

#### THIRD 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

#### THIRD 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

24-04865L

#### THIRD 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

#### THIRD 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

#### THIRD 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

#### THIRD 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 it was assessed are as follows:

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 35-44-27-05-00019.001A

Names in which assessed: CARMEN MARG MALDONA-DO OLIVERAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

24-04870L

### THIRD 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

### THIRD 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

#### THIRD 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

#### THIRD 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

# THIRD 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 10:00

Clerk of the Circuit Court & Comptrol-Nov. 15, 22, 29; Dec. 6, 2024

am, by Kevin C. Karnes, Lee County

24-04858L

# THIRD 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

of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.27 DB 254 PG 75 LOT 19 Strap Number 15-44-27-

Names in which assessed: MARCO ANTONIO MORALES

Nov. 15, 22, 29; Dec. 6, 2024

24-04859L

# THIRD INSERTION

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

Tax Deed #:2024001526 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: 20-633 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 16 BLK 100 PB 18 PG 52 LOT 21 Strap Number 15-45-27-16-00100.0210 Names in which assessed:

J & L VISION HOMES, 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

24-04888L

# THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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: UNIT 13 BLK 36 PB 27 PG 176 LOT 11 Strap Number 16-45-27-

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-

13-00036.0110

24-04889L

# Section 197.512 F.S. Section 197.512 F.S.

Certificate Number: 20-704 Year of Issuance 2022 Description of Property LEHIGH ACRES

Nov. 15, 22, 29; Dec. 6, 2024

#### THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

#### THIRD 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 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 24-049201 THIRD 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

# Tax Deed #:2024001506

assessed are as follows: Certificate Number: 16-666 Year 07-00027.0190

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

THIRD INSERTION

#### 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

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• Service includes us e-filing your affidavit to the Clerk's office on your behalf

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# Call **941-906-9386**

and select the appropriate County name from the menu option

#### THIRD 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

24-04871L

#### THIRD 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

#### THIRD INSERTION

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

Tax Deed #:2024001426 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: 18-280 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

#### THIRD INSERTION

#### 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

#### THIRD 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

24-04876L

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024001283

THIRD INSERTION

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: 20-227 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 15 BLK 78 PB 18 PG 33 LOT 1 Strap Number 13-45-27-15-00078.0010

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

24-04884L

#### THIRD INSERTION

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

Tax Deed #:2024001237 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: 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

#### Names in which assessed: AMNERY SAINT-HILAIRE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 24-04879L

# THIRD 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

#### THIRD 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

# THIRD INSERTION

#### 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

#### THIRD INSERTION NOTICE OF APPLICATION

# FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024001474 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: 21-176 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.49 PB 18 PG 78 LOT 2 Strap Number 22-45-27-08-00049.0020 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

# THIRD 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

# THIRD INSERTION

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

Tax Deed #:2024001374 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: 21-572 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 53 PB 18 PG 97 LOT 12 Strap Number 24-45-27-05-00053.0120

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

24-04894L

# THIRD 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

#### THIRD 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

# THIRD 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

THIRD INSERTION

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

Tax Deed #:2024001386 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: 21-738 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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

THIRD INSERTION

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

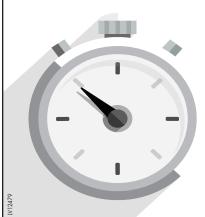
Tax Deed #:2024001387 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in 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



# **SAVE TIME EMAIL YOUR LEGAL NOTICES**

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legal@businessobserverfl.com

Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

#### THIRD 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

THIRD 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: 11-086 Year

of Issuance 2022 Description

of Property LEHIGH ACRES UNIT 10 BLK.103 PB 15 PG 59

LOT 14 Strap Number 02-44-

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 #:2024001170

assessed are as follows:

26-10-00103.0140

FRANK ALIOTTA

Names in which assessed:

24-04833L

# 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 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

APEX ASSETS CAPITAL LLC

24-04860L

# THIRD 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 assessed are as follows:

LOT 17 Strap Number 13-44-26-

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

24-04834L

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

Tax Deed #:2024001496 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: 11-148 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-ERT J BULLOCK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

24-04835L

not find anywhere else.

#### THIRD INSERTION

# NOTICE OF APPLICATION

Tax Deed #:2024001515

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 01/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 15, 22, 29; Dec. 6, 2024

Certificate Number: 11-722 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 51 PB 15 PG 62 05-00051.0170 Names in which assessed:

24-04836L

# THIRD 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 highest 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

# THIRD 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

#### THIRD 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

#### THIRD 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

### THIRD INSERTION

#### 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

#### THIRD 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

# THIRD 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 highest 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

### THIRD 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

# THIRD 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

#### THIRD 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 prop-

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

erty and the name(s) in which it was

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 bidder online 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

### THIRD 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

#### THIRD 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

#### THIRD 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



# 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

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.