

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

0020 - Seltz, Jason; 0080 - Jeskey, Paul; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0174 - Hicks, Qyteria; 0181 - Gaddy, Benjamin; 0269 - Sullivan, Peter; 0324 - Travis-Jones, Audrey; 0340 - powell, Keely; 0344 - Shorey, Kayla ; 0471 - Martinez, Lillian; 0472 - thomason, vicki; 0524 - Pinell, Ana; 0531 - Villalobos, Rachel; 0569 - Parkinson, Daminiq; 0658 - Felix, Stephan; 0671 - Cobb, Dorothy; 0673 - Brown, Latora; 0739 - Glover, DeAja; 0744 - Vallejos, Roberto; 0766 - Mitchell, Reuben; 0835 - Salazar, Ingrid; 0903 - Johnson, Lakeshea; 0965 - Pacheco, Amy; 1425 - Timm, Janine; RV1133 - Allen, Luther

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

0014D - McFarlane, Chrissy; 0016 - McFarlane, Chrissy; 0105E - Dutton, Catherine; 0160E - McFarlane, Chrissy; 0253F - Espinoza, Azucena; 1002G - Nixon, Jeffery; 1069 - Lopez, Sylvia; 2005 - Ferreira, Cleber

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

042 - koogler, Howard; 075 - Coranguez, Juan; 156 - Cannady, John; 210 - Behrens, Robert; 387 - Littrell, Tamotha M; 398 - Bordeaux, April; 476 - Baker, Vincent; 934 - Zephir, Eric; 944 - Gava, Oacyr

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

B368 - Brisco, Aerica; C418 - Hermance Jr., Robert; C427 - Platt-Summersgill, Sheila; C470 - Johnson, Autumn; D514 - Platt-Summersgill, Sheila; D522 - Thigpen, Nick; D569 - amaya, atilio

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

1031 - Perricone, Phil; 1081 - Exilhomme, Aphonide; 2084 - Hedman, Stewart; 3090 - Bates, Ralph

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

B027 - Kiang, Sabrina; B047 - Anspach, Derrick; B071 - Mims, Khristian; B082 - Hackbarth, Scott; C012 - searl, Delicca; C046 - jackson, Sierra; D006 - Deltore, Junior; D012 - Elliott, Mckenna; E006 - Pyles, Rebecca Rivera; F003 - Mckee, Erin; F040 - Martins, Jennifer; F056 - Olibo, Jerry; F061 - Mims, Jinely; G001 - Johnson, Autumn; H008 - Martinez, Juan; H061 - CLARK, SABBINA; H063 - Sandoval, Epifanio; H073 - Buchanon, Geoshimene

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

B028 - Whiteside, Tessa; C050 - Rivera, Nathalie; C054 - Cyr, Pam; C075 - Byer, Dawn; D102 - Miiranda, Natalia; D112 - Morales, Michael; D135 - Robinson, Katwila; E161 - Hil, Casey; E178 - Gewant, Anne; F193 - Bannworth, Tiffany; F211 - herrera, Carolina; F226 - Gonzales, Mariha; G230 - boyd, Rudolph; H293 - Martinez, Angel; I324 - Fuller, Sharron; L002C - Bouza, Missy; L003E - Audet, Felicia

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

January 10, 17, 2025

25-00092L

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 LA CASA DEL REY located at 8784 ALICO RD in the City of FORT MYERS, Lee County, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of December, 2024.

LA CASA DE LAS DELICIAS INC
EMANUEL G REYES HERNANDEZ
January 10, 2025 25-00098L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that JOSEPH WILKEN, OWNER, desiring to engage in business under the fictitious name of SHIELDSMITHS located at 26286 IMPERIAL HARBOR BLVD, BONITA SPRINGS, FLORIDA 34135 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 10, 2025 25-00125L

FIRST INSERTION

PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE: JANUARY 27, 2025
CAT 4 INC 1437 DEL PRADO BLVD
S 2020 KIA 5XYPG4A36LG670953
\$11,194.44

SALE DATE: FEBRUARY 24, 2025
ACE COLLISION EXPERTS 2238
HEMINGWAY DR STE D 2005
HOND SHSRD78845U325105
\$786.67

January 10, 2025 25-00095L

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 Diego's Lawn Maintenance located at 370 Kingston Dr E, in the County of Lee, in the City of Fort Myers, Florida 33905 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fort Myers, Florida, this 6th day of January, 2025.

Matias Diego Martin
January 10, 2025 25-00118L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that OYSTER AND PEARL LLC, OWNER, desiring to engage in business under the fictitious name of ISLAND PEARL located at 2340 PERIWINKLE WAY, SANIBEL, FLORIDA 33901 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 10, 2025 25-00097L

FIRST INSERTION

Fictitious Name Notice

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

January 10, 2025 25-00115L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Aprille Moyster, desiring to engage in business under the fictitious name of FITU-WRAP located at 4005 NE 17th Ave, Cape Coral, FL 33909 intends to register the said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 10, 2025 25-00108L

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 FAT BOYS PIZZA AND SUBS located at 3571 DEL PRADO BLVD N STE 12 in the City of CAPE CORAL, Lee County, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of January, 2025.

FAT BOYS PIZZA AND SUBS
JAMES OSWALT
January 10, 2025 25-00119L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 1/28/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kara Stritenberger unit #608; Christy Durham unit #103; Michael Verile unit #562; Oscar Erazo unit #225; Makini Wilkerson unit #414. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

January 10, 17, 2025 25-00114L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date January 31st, 2025 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 40301 1969 Buick VIN#: 446679H177876 Lienor: Lou's Total Car Care Inc 4531 S Cleveland Ave Fort Myers 239-278-1682 Lien Amt \$38,821.24

January 10, 2025 25-00096L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

0020 - Seltz, Jason; 0080 - Jeskey, Paul; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0174 - Hicks, Qyteria; 0181 - Gaddy, Benjamin; 0269 - Sullivan, Peter; 0324 - Travis-Jones, Audrey; 0340 - powell, Keely; 0344 - Shorey, Kayla ; 0471 - Martinez, Lillian; 0472 - thomason, vicki; 0524 - Pinell, Ana; 0531 - Villalobos, Rachel; 0569 - Parkinson, Daminiq; 0658 - Felix, Stephan; 0671 - Cobb, Dorothy; 0673 - Brown, Latora; 0744 - Vallejos, Roberto; 0766 - Mitchell, Reuben; 0835 - Salazar, Ingrid; 0903 - Johnson, Lakeshea; 0965 - Pacheco, Amy; 1425 - Timm, Janine; RV1133 - Allen, Luther

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

0014D - McFarlane, Chrissy; 0016 - McFarlane, Chrissy; 0105E - Dutton, Catherine; 0160E - McFarlane, Chrissy; 0253F - Espinoza, Azucena; 1002G - Nixon, Jeffery; 1069 - Lopez, Sylvia; 2005 - Ferreira, Cleber

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

042 - koogler, Howard; 075 - Coranguez, Juan; 156 - Cannady, John; 210 - Behrens, Robert; 387 - Littrell, Tamotha M; 398 - Bordeaux, April; 476 - Baker, Vincent; 934 - Zephir, Eric; 944 - Gava, Oacyr

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

B368 - Brisco, Aerica; C418 - Hermance Jr., Robert; C427 - Platt-Summersgill, Sheila; C470 - Johnson, Autumn; D514 - Platt-Summersgill, Sheila; D522 - Thigpen, Nick; D569 - amaya, atilio

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

1031 - Perricone, Phil; 1081 - Exilhomme, Aphonide; 2084 - Hedman, Stewart; 3090 - Bates, Ralph

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

B027 - Kiang, Sabrina; B047 - Anspach, Derrick; B071 - Mims, Khristian; B082 - Hackbarth, Scott; C012 - searl, Delicca; C046 - jackson, Sierra; D006 - Deltore, Junior; D012 - Elliott, Mckenna; E006 - Pyles, Rebecca Rivera; F003 - Mckee, Erin; F040 - Martins, Jennifer; F056 - Olibo, Jerry; F061 - Mims, Jinely; G001 - Johnson, Autumn; H008 - Martinez, Juan; H061 - CLARK, SABBINA; H063 - Sandoval, Epifanio; H073 - Buchanon, Geoshimene

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

B028 - Whiteside, Tessa; C050 - Rivera, Nathalie; C054 - Cyr, Pam; C075 - Byer, Dawn; D102 - Miiranda, Natalia; D112 - Morales, Michael; D135 - Robinson, Katwila; E161 - Hil, Casey; E178 - Gewant, Anne; F193 - Bannworth, Tiffany; F211 - herrera, Carolina; F226 - Gonzales, Mariha; G230 - boyd, Rudolph; H293 - Martinez, Angel; I324 - Fuller, Sharron; L002C - Bouza, Missy; L003E - Audet, Felicia

PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

2111 - Morton, Patricia L; 321011 - Kohl, William

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

January 10, 17, 2025

25-00093L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

1043 - Hernandez, Gabrielle; 1072 - FRANCO, DAYANA; 1128 - Young, Sharaya; 1183 - Adams, Andre; 1186 - Moise, Selavie; 1223 - Perez, Alian; 1233 - Dorsainvil, Rolin; 1246 - gomez, Jason; 2068 - Gomez, Julio; 2141 - Cosby, Roekyha; 2153 - Bhola, Alexis; 2217 - Delgado, Aldo; 2273 - Smith, Andrew; 2275 - Alvarado, Maria; 2298 - Rodriguez, Destiny; 3036 - Crutchley, Nicholas; 3041 - Newcomb, Seith; 3051 - Emar, Monika; 3066 - Valcin, Jessica; 3078 - radovan, Carrie; 3086 - edwards, ian; 3160 - odely, Brian; 3172 - Hickman, Felix; 3179 - Rosario, Angel; 3218 - Paulino, Jose; 3245 - Hernandez, Liliana; 3293 - Miller, Charmaine

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

1024 - Allen, Jordan; 2067 - Pierre, Franceska; 2124 - Carden, Kevin B.; 2287 - Concepcion, Raquel; 2289 - Ramswamy, Tyler; 2329 - Gomez, Guillermo; 2360 - Cooper, Ian

Sale to be held at www.storagetreasures.com.

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

January 10, 17, 2025

25-00094L

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 Gigantech LLC located at 7459 Sika Deer Way in the City of Fort Myers, Lee County, FL 33966 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of December, 2024.

Simon Davis
January 10, 2025 25-00099L

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 Margalit Design located at 16781 Slater Rd in the City of North Fort Myers, Lee County, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of December, 2024.

Margalit Azar
January 10, 2025 25-00100L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2002 SKYL HS 8D610665P . Last Tenants: CHRISTOPHER JOHN SROCHENSKI AND DEE-ANNE SABOURIN and all unknown parties beneficiaries heirs . Sale to be at ISLAND VISTA ESTATES LLC, 3000 N TAMIAMI TRAIL, N FORT MYERS, FL 33903. 813-282-6754.

January 10, 17, 2025 25-00133L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 1/28/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kenneth Winchester unit #00491; Joshua Welch unit #3268; Arthur Barnes unit #00605; Nathalie Ruiz unit #3204; Tara Modesti unit #3146; Josh Burns unit #3220; Damian Carpio unit #3209; Josh Burns unit #3218; Rose Scammon unit #3307; Autumn Haskins unit #0122A; Ronald Merriman unit #R16; Clarence Davis unit #3253; Kelsey Stickel unit #00313; Alaina Yelling unit #00315; Kendall Roman unit #00400; Danny Kyle unit #3068; Tadem Stewart unit #00527; Anna Dwyer unit #00176; Sandra Owens unit #0126A; John Coriell unit #3128; Jeffrey Johns unit #3010; Ruben Rodriguez Sanchez unit #3150; Robin Gresham unit #3191; Jamie Feeny unit #3157; Luis Gonzalez unit #00290; Melissa Hodge unit #3170; Charles Garland unit #00417; Terre Martin unit #3231; Adeline Desprez unit #3288; Shelly Cuevas unit #00219; Catalina Ferrer unit #00114; Damion Germain unit #00110; Edward Grassi unit #00562; Pamela Morrison unit #00383; Fredrek Stanwood unit #00442; Kayla Gentry unit #00497; Julia Allen unit #3050; Corrado Burdieri unit #3041; Phillip R Rollins unit #00329; Lazaro Fernandez unit #00169; Kenneth Walsh unit #00522; Nancy Yelvington unit #00532. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

January 10, 17, 2025 25-00113L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1984 FLEE HS FL-FL2652A & FLFL2652B. Last Tenants: CORINNA S MACLEAN AND DANNY MARION JORDAN and all unknown parties beneficiaries heirs. Sale to be at MHC LAKE FAIRWAYS LLC, 16361 N CLEVELAND AVENUE, NORTH FORT MYERS, FL 33903. 813-282-6754.

January 10, 17, 2025 25-00139L

FIRST INSERTION

NOTICE OF ACTION

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

Case No.: 24-CA-005341**DIRECT GENERAL INSURANCE COMPANY,****Plaintiff, v.****MACEY Y. MATIAS AND****JONATHAN POZO,****Defendants.**

TO: JONATHAN POZO

Address Unknown

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Lee County and you are required to serve a copy of your written defenses, if any, to it on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 2075 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, FL 33901, on or before February 18, 2025, 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 for Declaratory Judgment.

This notice shall be published once each week for four consecutive weeks in The Business Observer.

Witness my hand and seal of this Court on this day of 01/07/2025,

Kevin C. Karnes

As Clerk of the Court

(SEAL) By: N. Watson

As Deputy Clerk

McFARLANE LAW,
210 N. University Drive, 6th Floor,
Coral Springs, Florida 33071
Jan. 10, 17, 24, 31, 2025 25-00138L

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION

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

Case No.: 24-DR-8293**Division: Lee Ann Schreiber****IN RE THE MARRIAGE OF:****VIKTOR ADOLF POPP,****Husband, and****RUKAYAT ABIMBOLA OSHODI,****Wife.**

TO: Rukayat Abimbola Oshodi
1336 Weeping Willow Court
Cape Coral, Florida 33909

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Colette Rodgers, Esquire, of Rodgers Law Firm, P.A., Husband's attorney, whose address is 4206 Del Prado Blvd. S., Cape Coral, Florida 33904, on or before February 18, 2025, and file the original with the clerk of this court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Husband's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

DATED this 6th day of January, 2025.

CLERK OF THE CIRCUIT COURT

(SEAL) By: E. Bakelman

Deputy Clerk

Colette Rodgers, Esquire,
Rodgers Law Firm, P.A.,
Husband's attorney,
4206 Del Prado Blvd. S.,
Cape Coral, Florida 33904
January 10, 17, 24, 31, 2025

25-00120L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1988 MERI HS CP24825866A & CP24825866B. Last Tenants: RAE ELLEN D'ONFRO and all unknown parties beneficiaries heirs. Sale to be at MHC LAKE FAIRWAYS LLC, 16361 N CLEVELAND AVENUE, NORTH FORT MYERS, FL 33903. 813-282-6754.

January 10, 17, 2025 25-00131L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 NOBI HS N11201A & N11201B. Last Tenants: SCOTT ALLEN PETERSON and all unknown parties beneficiaries heirs. Sale to be at ISLAND VISTA ESTATES LLC, 3000 N TAMIAMI TRAIL, N FORT MYERS, FL 33903. 813-282-6754.

January 10, 17, 2025 25-00132L

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 Giantstep Productions located at 1201 Business Way P.O. Box 54 in the City of Lehigh Acres, Lee County, FL 33936 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of January, 2025.
Stepping with Power Creations LLC
January 10, 2025 25-00141L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 MANA HS 0629667678. Last Tenants: SANDRA L LUDWIG and all unknown parties beneficiaries heirs. Sale to be at MHC WINDMILL VILLAGE LLC, 16131 N CLEVELAND AVE, NORTH FT MYERS, FL 33903. 813-282-5925.

January 10, 17, 2025 25-00140L

FIRST INSERTION

NOTICE TO CREDITORS

The administration of the Estate of WILLIAM ORTIZ TORRES, deceased, whose date of death was April 20, 2023, File Number 24-CP-3714, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is January 10, 2025.

YUMILKA MELENDEZ,**Personal Representative,**

1826 Yukum St.,

Lehigh Acres, FL 33972

RICHARD M. MARCHEWKA, ESQ.,

attorney for the Personal

Representative,

Florida Bar Number 0603120

1601 Jackson Street, Suite 203

Fort Myers, FL 33901

(239) 337-1777

January 10, 17, 2025 25-00090L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003718
IN RE: ESTATE OF
ROBERT HUNTER HALL
Deceased.

The administration of the estate of Robert Hunter Hall, deceased, whose date of death was October 25, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:

/s/ Robert M. Cymbor

Robert M. Cymbor

1129 Sunset Road

Sinking Spring, Pennsylvania 19608

Attorney for Personal Representative:

/s/ Michael A. Sneeringer

Michael A. Sneeringer, Attorney

Florida Bar Number: 94502

Brennan Manna & Diamond LLC

8891 Brighton Lane, Suite 112

Bonita Springs, FL 34135

Telephone: (216) 294-4996

E-Mail: masneeringer@bmdllc.com

Secondary E-Mail:

jamasink@bmdllc.com

4922-2225-5624, v.1

January 10, 17, 2025 25-00104L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE ACTION
Case No.: 25-CP-000012
IN RE: ESTATE OF:
RAYMOND DOUGLAS,
Deceased.

The administration of the Estate of RAYMOND DOUGLAS, whose date of death was November 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida. 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 THREE (3) MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 10, 2025.

JAMES ALFANO, Petitioner

Carlana E. Hull

Attorney for Petitioner(s)

Florida Bar No.: 1024079

9240 Bonita Beach Rd., Suite 1117

Bonita Springs, FL 34135

Telephone: (239)220-3100

Email: carlena@costpluslegal.com

Secondary Email:

costpluslegal@gmail.com

January 10, 17, 2025 25-00106L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-1086
IN RE: ESTATE OF
PHYLLIS V. GODSHALK,
Deceased.

The administration of the estate of Phyllis V. Godshalk, deceased, whose date of death was June 19, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 January 10, 2025.

Linda Jones

216 N Broad Street

Allentown, PA 18104

THE MERRIMAN LAW FIRM,
P.L.L.C.

Robin D. Merriman II, Esq.

Florida Bar Number 105386

9200 Estero Park Commons Blvd.,

Ste. 4

Estero, Florida 33928

Telephone: 239.301.3495

Facsimile: 239.908.0829

Primary Email:

rm@merriman-law.com

tq@merriman-law.com

January 10, 17, 2025 25-00124L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

(Testate)
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 24-CP-003811
IN RE: ESTATE OF
MARY JANE MUNDY,
Decedent.

The administration of the Estate of Mary Jane Mundy, Deceased, whose date of death was October 30, 2024; Case Number 24-CP-003811, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 2469, Ft Myers, Florida 33902. The date of the Will is July 26, 1978. The name and address of the Personal Representative are Gary Joe Mundy, Jr, 17263 Silverling Court, Alva, FL 33920, and the name and address 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 unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of the first publication of this Notice is January 10, 2025.

CARR LAW GROUP, P.A.

Lee R. Carr, II, Esquire

200 Central Avenue, Suite 400

St. Petersburg, FL 33701

Voice: 727-894-7000;

Fax: 727-821-4042

Primary email address:

lcarr@carrlawgroup.com

Secondary email address:

pcardinal@carrlawgroup.com

January 10, 17, 2025 25-00089L

FIRST INSERTION

NOTICE TO CREDITORS

The administration of the Estate of JONATHAN A. LITTLE, deceased, whose date of death was March 8, 2024, File Number 24-CP-1116, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is January 10, 2025.

RUTH M. LITTLE,**Personal Representative**

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-3414
IN RE: ESTATE OF CAROLYN ELOISE WHITE, Deceased.

The administration of the estate of CAROLYN ELOISE WHITE, deceased, whose date of death was June 30, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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: January 10, 2025.

TRV-LYN MATTA

Personal Representative

15947 Kiefer Road
Germantown, OH 45327
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:
jriversa@hnh-law.com
January 10, 17, 2025 25-00105L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003729
Division Probate
IN RE: ESTATE OF Edsal J. Mattax, a/k/a Edsal J. Mattax, Deceased.

The administration of the estate of Edsal James Mattax, a/k/a Edsal J. Mattax, deceased, whose date of death was August 27, 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, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 January 10, 2025.

Personal Representative:

Edsal J. Mattax, Jr.
8576 N. Park Avenue
Indianapolis, IN 46240
Attorney for Personal Representative:
Attorney Wyon F. Wiegatz
Email Addresses:
wwiegatz@remleylaw.com
malemmens@remleylaw.com
Florida Bar No. 0341622
2 Neenah Center., Suite 100
Neenah, WI 54956
Telephone: 920-725-2601
January 10, 17, 2025 25-00084L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No. 24-CP-003865
Division Probate
IN RE: ESTATE OF FRANK D. MELLUSI Deceased.

The administration of the estate of FRANK D. MELLUSI, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Probate Court, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 January 10, 2025.

Personal Representative:

/s/ Anthony Mellusi
ANTHONY MELLUSI
177a Pleasantview Drive
Piscataway, NJ 08854
Attorney for Personal Representative:
/s/ Gregory J. Nussbickel
Gregory J Nussbickel
Florida Bar No. 0580643
The Nussbickel Law Firm P.A.
12487 Brantley Commons Court
Fort Myers, FL 33907
Telephone: (239)900-9455
E-Mail Addresses: greg@will.estate
christine@will.estate
January 10, 17, 2025 25-00107L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-3923
Division Probate
IN RE: ESTATE OF ROBERT WALKER DUNSWORTH Deceased.

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

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

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

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:

Alysha N. Wilson
7824 W. Renee Rue
Dixon, Illinois 61021
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
January 10, 17, 2025 25-00117L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-3276
Division: Probate
IN RE: ESTATE OF MARTHA L. CARSON a/k/a MARTHA LOUISE CARSON 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 Martha L. Carson a/k/a Martha Louise Carson, deceased, File Number 24-CP-3276, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was July 17, 2024; that the total value of the estate is \$55,821.17 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Alessandra Goodson
8349 Southwind Bay Circle
Fort Myers, Florida 33908

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 January 10, 2025.

Person Giving Notice:

/s/ Alessandra Goodson
(Jan 3, 2025 18:29 EST)
Alessandra Goodson
8349 Southwind Bay Circle
Fort Myers, Florida 33908
Attorney for Person Giving Notice:
/s/ Marcy L. Shaw
Marcy L. Shaw, Attorney
Florida Bar Number: 0150738
1789 Hough Street
Fort Myers, Florida 33901
Telephone: (239) 267-5547
E-Mail: marcy@mlshawlaw.com
January 10, 17, 2025 25-00110L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-3907
IN RE: ESTATE OF BARBARA E. TERLIZZI, Deceased.

The administration of the estate of BARBARA E. TERLIZZI (also known as BARBARA TERLIZZI), deceased, whose date of death was August 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 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: January 10, 2025.

Signed on this 31st day of December, 2024.

/s/ John A. Terlizzi

JOHN A. TERLIZZI
Personal Representative
20349 Corkscrew Shores Blvd
Estero, Florida 33928
/s/ Susan Nesbet-Sikuta
SUSAN NESBET-SIKUTA
Attorney for Petitioner
Florida Bar No. 859001
Dentons Cohen & Grigsby P.C.
9110 Strada Place, Suite 6200
Naples, FL 34110
Telephone: (239) 390-1900
Email: susan.sikuta@dentons.com
Secondary Email:
shannon.haas@dentons.com
5070330.v1
January 10, 17, 2025 25-00116L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 24-CP-003791
Division: Probate
IN RE: ESTATE OF WILLIAM GAMMON LINDQUIST, a/k/a WILLIAM G. LINDQUIST, 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 William Gammon Lindquist, a/k/a William G. Lindquist, deceased, File Number 24-CP-003791, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was July 11, 2024; that the total value of the Estate is \$12,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Linda Fuller, as Trustee of the William G. Lindquist Revocable Living Trust, dated April 1, 1985
P.O. Box 1440
Yarmouth, ME 04096
Leslie McMullin, as Trustee of the William G. Lindquist Revocable Living Trust, dated April 1, 1985
109 Lauradell Rd.
Ashland, VA 23005
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 SECTION 733.702 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 January 10, 2025.

Persons Giving Notice:

Linda Fuller, as Trustee
P.O. Box 1440
Yarmouth, ME 04096
Leslie McMullin, as Trustee
109 Lauradell Rd.
Ashland, VA 23005
Attorney for Persons Giving Notice:
Kevin A. Kyle, Attorney
Florida Bar Number: 980595
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 9367200
Fax: (239) 9367997
E-Mail: kevin.kyle@gskattorneys.com
01027282.DOC/1
January 10, 17, 2025 25-00086L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-3792
IN RE: ESTATE OF MICKEY LEE PAUL 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 Mickey Lee Paul, deceased, File Number 24-CP-3792, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the decedent's date of death was November 14, 2023; that the total value of the estate is \$13,764.27 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Therese M. Paul
24266 Claire Street
Bonita Springs, FL 34135
Christina A. Schumacher
5506 Beacon Court
Bakersfield, CA 93312
Jesse L. Paul
24266 Claire Street
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 decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 January 10, 2025.

Person Giving Notice:

Therese M. Paul
24266 Claire Street
Bonita Springs, Florida 34135
Attorney for Person Giving Notice:
Haylee N. Blessing, Attorney
Florida Bar Number: 1059314
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1107
Fax: (239) 294-3731
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail:
becky.defrancesco@henlaw.com
January 10, 17, 2025 25-00088L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 24-CP-003773
Division: Probate
IN RE: ESTATE OF DONALD RUSSELL KILL, 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 Donald Russell Kill, deceased, File Number 24-CP-003773, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was August 14, 2024; that the total value of the Estate is \$20,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Kristi Stinson, Trustee of the Donald R. Kill Revocable Trust, dated December 20, 2022
1389 Westboro Drive
Birmingham, MI 48000

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 January 10, 2025.

Person Giving Notice:

Kristi Stinson
1389 Westboro Drive
Birmingham, MI 48000
Attorney for Person Giving Notice:
Kevin A. Kyle
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: kevin.kyle@gskattorneys.com
01022680.DOC/3
January 10, 17, 2025 25-00087L

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FLORIDA'S NEWSPAPER FOR THE BUSINESS

Business Observer

1/20/2024, 9:33

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-3858
Division: Probate
IN RE: ESTATE OF
MARY ELLEN PETERSON,
Deceased.

The administration of the Estate of Mary Ellen Peterson, deceased, whose date of death was December 17, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 732.221, 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 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 January 10, 2025.

Personal Representative:

Craig J. Peterson
3000 Oasis Grand Blvd., Unit 2504
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, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevin@gsattorneys.com
01026216.DOCX/1
January 10, 17, 2025 25-00130L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-37
IN RE: ESTATE OF:
GLENN WILLIAM AUBIN
Deceased

The administration of the estate of Glenn William Aubin, deceased, whose date of death was November 7, 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 WITHIN 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 732.221, Florida Statutes.

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

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

The date of first publication of this notice is or shall be: January 10, 2025

Personal Representative:

/s/ Rhonda Renee Casey
Rhonda Renee Casey
17528 Fuchsia Rd.
Fort Myers, FL 33967
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@sitkallaw.com
January 10, 17, 2025 25-00129L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 24-CP-3848
IN RE: ESTATE OF
HERBERT E. JAMES, JR.,
Deceased.

The administration of the estate of Herbert E. James, Jr., deceased, whose date of death was June 28, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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. 732.221, 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 WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 10, 2025.

/s/ Tracy James

Tracy James,
Personal Representative
6900 Daniels Pkwy., Ste. 29-339,
Fort Myers, FL 33912
/s/ Matthew A. Linde
Matthew A. Linde, Esq.
Florida Bar No: 528791
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 939-7100
Facsimile: (239) 939-7104
malinde@lindegould.com
courtfillings@lindegould.com
Attorney for Personal Representative
January 10, 17, 2025 25-00128L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION
CASE NO.: 24-CA-000313
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
NIKI MARIE GONZALEZ et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order to Cancel and Reset the Foreclosure Sale entered on January 6, 2025, and the Final Judgment of Foreclosure entered on August 22, 2024, in Case No. 24-CA-000313 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and NIKI MARIE GONZALEZ, UNKNOWN TENANT #1 N/K/A JESUS GONZALEZ and AVERY'S BRICKS N STICKS CONSTRUCTION INC. DBA RIGHT WAY ROOFING are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 17th day of April, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 82 AND 83, BLOCK 2772, CAPE CORAL UNIT 40, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 3018 NW 2ND PL, CAPE CORAL, FL 33993 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 01/06/2025
Kevin C. Karnes
Clerk of Court, Lee County
(SEAL) By: N. Watson
Deputy Clerk of Court
January 10, 17, 2025 25-00109L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 24-CC-003302
CIVIL DIVISION
WINDSOR WEST CONDOMINIUM ASSOCIATION, INC.,
PLAINTIFF, V.
ISABEL TAVERA, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure filed December 18, 2024 and entered in Case No. 24-CC-003302 of the County Court in and for Lee County, Florida, wherein Windsor West Condominium Association, Inc. is the Plaintiff and Isabel Tavera is the Defendant, that I will sell to the highest and best bidder for cash on www.lee.realforeclose.com at 9:00 AM on the 6th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 109B, WINDSOR WEST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN O.R. BOOK 1360, PAGE 2211, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

DATED 01/07/2025
Kevin C. Karnes,
Clerk Circuit Court
(SEAL) By: N. Watson
Deputy Clerk
Jason Hamilton Mikes, JD, MBA
AnnaDanielle Carter, JD
Hamilton Mikes, P.A.
3301 Bonita Beach Road, Suite 200
Bonita Springs, Florida 34134
January 10, 17, 2025 25-00123L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 24-CC-004895
THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
JAMES ECKERT AND TARANEH ECKERT,
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 30, 2025, at 9:00 A.M. via electronic sale at www.lee.realforeclose.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. 19 in Condominium Parcel Number Q (a/k/a Unit 1317) 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.

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 12/27/2024
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
48081 / 3-74726
January 10, 17, 2025 25-00085L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002878
IN RE: ESTATE OF
ALICE L. ELLIOTT

The administration of the estate of ALICE L. ELLIOTT, deceased, whose date of death was May 31, 2024; File Number 24-CP-002878, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 10, 2025.

MICHELLE M. ELLIOTT
Personal Representative
2238 Woodlawn Lane
Appleton, WI 54914
/s/ Whitney Miranda
Derek B. Alvarez, Esquire -
FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928
WCM@GendersAlvarez.com
GENDERS ALVAREZ DIECIDUE,
P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADService@GendersAlvarez.com
January 10, 17, 2025 25-00143L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-004807
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, vs.
ZBIGNIEW GRELIK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 24-CA-004807 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Zbigniew Grelik, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6 day of February, 2025

at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 13 and 14, Block 686, Cape Coral Unit 21, according to the map or plat thereof as recorded in Plat Book 13, Pages 149 through 173, inclusive, of the Public Records of Lee County, Florida.
Address: 1306 SE 22nd St, Cape Coral, FL 33990

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
Dated this day of 01/07/2025

Kevin C. Karnes
Deputy Clerk
CLERK OF THE CIRCUIT COURT
(SEAL) BY: N. Watson
McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
24-09893FL
January 10, 17, 2025 25-00137L

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-6691

JAMES F. FOREST,
Plaintiff, -vs-
UNKNOWN TRUSTEES OF THE SEGUIN FAMILY TRUST; UNKNOWN BENEFICIARIES OF THE SEGUIN FAMILY TRUST; RON SEGUIN; BARBARA SEGUIN;
their devisees, grantees, creditors, 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, his several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and his 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, and ALL OTHERS WHOM IT MAY CONCERN,
Defendant.

TO THE DEFENDANTS UNKNOWN TRUSTEES OF THE SEGUIN FAMILY TRUST; UNKNOWN BENEFICIARIES OF THE SEGUIN FAMILY TRUST; RON SEGUIN; BARBARA SEGUIN and all other parties claiming by, through, under or against them; and all unknown natural persons, if alive and if 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 their 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 a 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 Lee County, Florida:

Unit Number 203 of Building A, of Ballynahinch Condominium, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 1870, at Page 980, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided 1/28th interest in and to the common elements as described in said Declaration of Condominium appurtenant thereto, as amended.

Strap No.: 11-45-23-C4-0130A.2030
a/k/a 521 SW 47th Terrace, #203, Cape Coral, Florida 33914
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 Thomas M. Tarsia, 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 February 10, 2025; 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: 12/30/2024
KEVIN C. KARNES,
Clerk of Circuit Court
(SEAL) By: K. Harris
Deputy Clerk

Thomas M. Tarsia, Esquire,
Plaintiff's Attorney,
Jones, Haber & Rollings,
1633 SE 47th Terrace,
Cape Coral, Florida 33904
January 10, 17, 24, 31, 2025

25-00082L

FIRST INSERTION

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

CASE NO.: 24CA000602
FOXMOOR LAKES MASTER ASSOCIATION INC.,
Plaintiff, vs.
SHEILA KANDELL; BARRY KANDELL AND UNKNOWN PARTIES IN POSSESSION,
Defendant.

PLEASE TAKE NOTICE that pursuant to a Final Judgment of Foreclosure filed December 23, 2024, and entered in Case No. 24CA000602, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein FOXMOOR LAKES MASTER ASSOCIATION INC. is Plaintiff and SHEILA KANDELL and BARRY KANDELL are Defendants. The Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: https://lee.realforeclose.com/ at 9:00 A.M., on February 27, 2025, the following described property as set forth in said Final Judgment, to wit:

Legal description: A tract or parcel of land situated in the state of Florida, county of Lee, being a part of section 36, township 43 south, range 24 east, and further bounded and described as follows: Starting at the southwest corner of the southeast one quarter (SE 1/4) of said section 36; thence S 89° 21' 53" E along the southerly line of said section 36 for 757.50 feet; thence N 00° 38' 07" E for 1406.85 feet to a point on a curve concave to the southwest having a radius of

350.00 feet and to which point a radial line bears N 20° 39' 18" E, said curve being the northeasterly right of-way line of new post road (100.00 feet wide, recorded in official records book 1129 at page 1687 of the public records of said Lee county); thence N 56° 01' 45" E along a non-tangent line to said curve for 312.05 feet; thence S 43° 29' 22" E for 61.47 feet to the center point of building 19 and the point of beginning of the herein described unit D; thence S 46° 30' 38" W for 45.50 feet; thence S 43° 29' 22" E for 32.83 feet; thence N 46° 30' 38" E for 45.50 feet; thence N 43° 29' 22" W for 32.83 feet to the point of beginning.
Property Address: 5575 FOXLAKE DRIVE 19D, Fort Myers, FL 33917

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
Dated this 27th day of December 2024.
12/27/2024

Kevin C. Karnes
Clerk of Court
(SEAL) N. Watson
BEN-HAMO LAW, PLLC
6001 Broken Sound Pkwy NW,
Suite 416
Boca Raton, FL 33487
Telephone (561)372-9091
avri@benhamolaw.com
olga@benhamolaw.com
By: /s/ Avri Ben-Hamo, Esq.
Avri Ben-Hamo, Esq.
Fla. Bar No.: 0072456
January 10, 17, 2025 25-00083L

PUBLISH YOUR LEGAL NOTICE

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- Simply email your notice to legal@businessobserverfl.com
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- 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-003164
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
LINDSEY ELLEN WOOTTON;
UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN SPOUSE OF
LINDSEY ELLEN WOOTTON;
UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 13 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, BLOCK 4556, CAPE CORAL UNIT 68, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 107, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 PROPERTY ADDRESS: 605 SW 7TH PLACE, CAPE CORAL, FL 33991

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

Dated this day of 01/07/2025
 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
 24-01062
 January 10, 17, 2025 25-00126L

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. 24-CA-000061
Freedom Mortgage Corporation,
Plaintiff, vs.
Natasha M. Creacy, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-000061 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Natasha M. Creacy; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the 17th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 44 AND 45, BLOCK 5139, CAPE CORAL SUBDIVISION, UNIT 80, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 140 THROUGH 159, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 TAX ID: 28-43-23-C3-05139.0440

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

Dated this day of 01/06/2025
 Kevin Karnes
 As Clerk of the Court
 (SEAL) By: N. Watson
 As Deputy Clerk

Brock & Scott PLLC
 4919 Memorial Hwy, Suite 135
 Tampa, FL 33634
 Attorney for Plaintiff
 File # 21-F01465
 January 10, 17, 2025 25-00122L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-3929
Division Probate
IN RE: ESTATE OF
SANDRA LEA DELAIR
Deceased.

The administration of the estate of Sandra Lea DeLair, deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 10, 2025.
Personal Representative:
Alisha Henry a/k/a Alisha Sessa
 P.O. Box 657
 Cabot, Arkansas 72023
 Attorney for Personal Representative:
 Douglas A. Dodson, II
 Florida Bar Number: 126439
 DORCEY LAW FIRM PLC
 10181 Six Mile Cypress Parkway, Ste C
 Fort Myers, FL 33966
 Telephone: (239) 418-0169
 Fax: (239) 418-0048
 E-Mail: douglas@dorceylaw.com
 Secondary E-Mail:
probate@dorceylaw.com
 January 10, 17, 2025 25-00142L

FIRST INSERTION

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

Case No. 24-CA-001403
CMG MORTGAGE, INC.,
Plaintiff, v.
LUIS TORRES, JR., et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on February 13, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 1 and 2, Block 2841, CAPE CORAL SUBDIVISION Unit 41, according to the plat thereof recorded in Plat Book 17, Pages 2 through 14 of the Public Records of Lee County, Florida.
 Property Address: 1132 NW 8th Terrace, Cape Coral, FL 33993

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

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

IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY.

SUBMITTED ON this day of 01/07/2025
 Kevin C. Karnes
 Clerk of the Circuit Court
 (SEAL) By: N. Watson
 DEPUTY CLERK

Tiffany & Bosco, P.A.
 1201 S. Orlando Ave., Suite 430
 Winter Park, FL 32789
floridaservice@tblaw.com
 January 10, 17, 2025 25-00135L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-3927
Division Probate
IN RE: ESTATE OF
CHRISTINE LORAIN HIGGINS
Deceased.

The administration of the estate of Christine Loraine Higgins, deceased, whose date of death was July 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
Alisha Henry a/k/a Alisha Sessa
 P.O. Box 657
 Cabot, Arkansas 72023
 Attorney for Personal Representative:
 Douglas A. Dodson, II
 Florida Bar Number: 126439
 DORCEY LAW FIRM PLC
 10181 Six Mile Cypress Parkway, Ste C
 Fort Myers, FL 33966
 Telephone: (239) 418-0169
 Fax: (239) 418-0048
 E-Mail: douglas@dorceylaw.com
 Secondary E-Mail:
probate@dorceylaw.com
 January 10, 17, 2025 25-00142L

FIRST INSERTION

NOTICE OF DEFAULT JUDGMENT AND FINAL JUDGMENT IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CIVIL DIVISION
Case No. 24-CA-6750
JUDITH A. ECKERT AND LINDA J. ECKERT, BENEFICIARIES AND SUCCESSOR TRUSTEES OF THE RUSSEL C. ECKERT, SR. AND VERA A. ECKERT TRUST U/T/A/ DATED NOVEMBER 5, 1991,
Plaintiff, vs.
UNKNOWN BENEFICIARIES AND TRUSTEES OF THE RUSSEL C. ECKERT, SR. AND VERA A. ECKERT TRUST U/T/A DATED NOVEMBER 5, 1991,
Defendants.

TO: THE UNKNOWN BENEFICIARIES, TRUSTEES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE RUSSEL C. ECKERT, SR. AND VERA A. ECKERT TRUST U/T/A DATED NOVEMBER 5, 1991.

Whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against, the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property of the trust.

YOU ARE HEREBY NOTIFIED that the above Court has granted the Plaintiffs' Motion for Default Judgment and Final Judgment related to the determination of trustees and beneficiaries, declaratory judgment establishing existence of trust, and a quiet title action of the Russel C. Eckert, Sr. and Vera A. Eckert Trust u/t/a/ Dated November 5, 1991, in the Circuit Court for

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

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

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 CORPORATION, is Plaintiff, and NICHOLAS OCHS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LONNA M. REMSEN; DANIEL CAVANAUGH; WHISPERWOOD I HOMEOWNERS 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 17th day of April 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 16, 2024, and entered in Case No. 2023-CA-000424 of the Circuit Court in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KIM DUDA A/K/A KIM BODEN DUDA, DECEASED; AMANDA GAIL DUDA; EDWARD LEO DUDA, JR.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH,

FIRST INSERTION

Lee County, Florida, Civil Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901, Case No. 24-CA-6750, for failure of Defendants to file with the Court or below named counsel any written claims or defenses to the Complaint and attached Exhibits A and B. This matter also involves real property with the legal description of: Lot 18, Block 40, Unit 12, Section 13, Lehigh Acres according to the map or plat thereof on file in the office of the Clerk of the Circuit Court, and being the same premises conveyed to Grantors as recorded in Deed Book 304, page 86, Public Records, Lee County, Florida.

Within thirty (30) days from the first date of publication, if no objections are filed with the Court to the Plaintiffs' Motion for Default Judgment and Final Judgment, the Plaintiffs shall seek an Entry of Default Judgment and Final Judgment with the Clerk of Courts. You are required to serve a copy of your written defenses to the Plaintiffs' Motion for Default Judgment and Final Judgment, if any, on counsel for Plaintiffs whose address is 9990 Coconut Road, Suite 210, Bonita Springs, Florida 34135, and file the original with the clerk of this circuit court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise, failure to take timely action may result in a default judgment and final judgment entered against you for the relief demanded in the complaint herein.

The date of first publication of this notice is January 10, 2025.

Dated January 2, 2025
 By: Dawn L. Drellos-Thompson, Esq.
 Counsel for Plaintiffs
 Florida Bar No. 22503
 9990 Coconut Road, Suite 210
 Bonita Springs, FL 34135
 Phone: 239-390-1295
 Email: dawn@compass.legal
 January 10, 17, 24, 31, 2025
 25-00103L

A parcel of land lying in the Southwest quarter of the Southeast quarter of Section 19, Township 46 South, Range 23 East, Sanibel Island, Lee County, Florida; Further described as follows:
 Beginning at a point on the

FIRST INSERTION

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

FIRST INSERTION

UNIT 11-B, WHISPERWOOD I TOWNHOMES, MORE PARTICULARLY 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 18.0 FEET; THENCE SOUTH FOR

notice is January 10, 2025.
Personal Representative:
Anthony J. Robertson
 20285 Napa Loop
 Estero, Florida 33928
Joseph M. Higgins
 1700 Monroe St.,
 Fort Myers, Florida 33901

Joshua A. Grant, Esq., Attorney
 Florida Bar Number: 1002763
 Grant Cottrell, PLLC
 5147 Castello Drive
 Naples, FL 34103
 Telephone: (239) 649-4848
 Fax: (239) 643-9810
 E-Mail: josh@grantcottrell.com
 Secondary E-Mail:
sklyer@grantcottrell.com
 January 10, 17, 2025 25-00144L

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: 01/07/2025

Kevin Karnes
 Clerk of Court, Lee County
 (SEAL) By: N. Watson
 Deputy Clerk of Court
 January 10, 17, 2025 25-00127L

FIRST INSERTION

TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on February 6, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 73 AND 74, BLOCK 1271, UNIT 18, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

FIRST INSERTION

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

Case No. 23-CA-13554
SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation,
Plaintiff, vs.
1223 PERIWINKLE WAY, LLC, a Florida limited liability company, THE JAC ISLAND BAR AND GRILLE, LLC, a Florida limited liability company, HARRIETTE MATTSON, ALEXANDRE ALVES and EVE H. ALVES,
Defendants.

NOTICE IS GIVEN that pursuant to the Consent Final Judgment of Foreclosure filed on the 10th day of December, 2024, in Civil Action No. 23-CA-13554, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which 1223 PERIWINKLE WAY, LLC, a Florida limited liability company, THE JAC ISLAND BAR AND GRILLE, LLC, a Florida limited liability company, HARRIETTE MATTSON, ALEXANDRE ALVES and EVE H. ALVES, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 6th of February, 2025 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

A parcel of land lying in the Southwest quarter of the Southeast quarter of Section 19, Township 46 South, Range 23 East, Sanibel Island, Lee County, Florida; Further described as follows:
 Beginning at a point on the

Southerly right of way of State Road 867, said point being 25 feet Southerly and at right angles from the center line of said road, said point being indicated by a concrete monument set by C. Johnson, surveyor, indicating the point of intersection of a prolongation of the West line of Nerita Street, as shown on the Plat of Sanibel Shores #1 and recorded in Plat Book 6, Page 7, Public Records of Lee County, Florida; thence continue Westerly along the Southerly line of said right of way of State Road 867 a distance of 701.97 feet to the point of beginning of the land hereby conveyed. From said point of beginning, continue Westerly along the same course on the Southerly right of way line of State Road 867 a distance of 200 feet; thence South to the South line of Section 19, Township 46 South, Range 23 East; thence East along the South line of said Section 19 to a point due South of the point of beginning, thence North to the point of beginning.

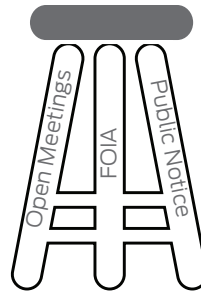
1223 Periwinkle Way, Sanibel, FL

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 7 day of January, 2025.
 KEVIN C. KARNES,
 CLERK OF COURT
 (SEAL) By: N. Watson
 Deputy Clerk
 M. Brian Cheffer, Attorney for Plaintiff,
 Cheffer & Hagan, P.A.,
 2120 McGregor Boulevard
 Fort Myers, FL 33901
 239-334-1381
 January 10, 17, 2025 25-00136L

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.

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

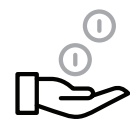


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATES ---

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20th JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-006635

RADRI INVESTMENTS, LLC,
Plaintiff, v.
LUIS CHALUISANT,
Defendants.

TO: LUIS CHALUISANT
You are hereby notified that an action for Quiet Title, Reformation of Deeds, and Declaratory Relief concerning the following-described real property in Lee County, Florida, has been filed against you:

LOT 10, BLOCK 102, UNIT 9, NORTH 1/2 OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Folio ID: 10324644
STRAP: 27-44-26-L1-09102.0100
AKA: 4000 12th Street West, Lehigh Acres, FL 33971

and you are required to serve a copy of your written defenses, if any, to it on MORITT HOCK & HAMROFF, LLP, attorneys for Plaintiff's, LUIS CHALUISANT whose address is: 8151 Peters Road Suite 3100, Plantation, FL 33324, on or before January 27, 2025, after the first publication of this Notice in and file the original with the Clerk of this Court either before service upon Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and the seal of this Court on this day of 12/18/2024s

KEVIN C. KARNES
AS CLERK OF THE COURT
(SEAL) N. Watson
DEPUTY CLERK

EVAN S. ROSNEBERG, ESQ.
MORITT HOCK & HAMROFF, LLP
Counsel for Plaintiff
8151 Peters Road, Suite 3100
Plantation, Florida 3324
Tel: (561) 517-5070
erosenberg@morithhock.com
jthompson@morithhock.com
3768065v1
Dec. 20, 27, 2024; Jan. 3, 10, 2025
24-05622L

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-009810
FREEDOM MORTGAGE
CORPORATION,

Plaintiff, vs.
**HANNAH ALLEN; GRAYSON
STOVER, et al.**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 27, 2024, and entered in 23-CA-009810 of the Circuit Court of the TWENTIETH Judicial Circuit in and for LEE County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and HANNAH ALLEN; GRAYSON STOVER are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on February 20, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 3, WEST PART UNIT 1, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26

EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 2, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 6134 HIGGINS AVE FORT MYERS, FL 33905

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

Dated this day of 12/27/2024

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
Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-140936 - KrZ
January 3, 10, 2025 25-00079L

SECOND INSERTION

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

File No.: 24-CP-003866
Division: Probate
IN RE: ESTATE OF
JAMES MELVIN PLOESSL,
Deceased.

The administration of the Estate of James Melvin Ploessl, deceased, whose date of death was August 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of first publication of this Notice is January 3, 2025.

Personal Representative:
Judy Ann Ploessl
2641 NW 8th Terrace
Cape Coral, FL 33993

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
E-Mail: kevinkyle@gskattorneys.com
01024430.DOCX/1
January 3, 10, 2025 25-00016L

SECOND INSERTION

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

File No. 24-CP-003760
Division: Probate
IN RE: ESTATE OF
STEFANIE W. SECOR,
Deceased.

The administration of the estate of Stefanie W. Secor, deceased, whose date of death was January 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative:
Henry J. Dosch
290 Church St.
White Plains, NY 10603

Attorney for Personal Representative:
Joe C. Cuffel
Florida Bar Number: 1019964
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: joecuffel@gskattorneys.com
Sec. E-Mail: bethmikovits@gskattorneys.com
01019106.DOC/1
January 3, 10, 2025 25-00075L

SECOND INSERTION

**AMENDED NOTICE OF
FORECLOSURE SALE**
(Correction of Case Number within
Body of Notice)

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

CASE NO.: 2024-CA-003782
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
VELOCITY COMMERCIAL
CAPITAL LOAN TRUST 2018-1,
successor-in-interest to VELOCITY
COMMERCIAL CAPITAL, LLC, a
foreign limited liability corporation,

Plaintiff, vs.
SUMMIT CREST CAPITAL, LLC,
a Florida limited liability company
f/k/a CALCAP, LLC, a Florida
limited liability company; **DAVID C.
HELM, II, individually; JAX
FINANCIAL, LLC,** a Minnesota
limited liability company;
**UNKNOWN TENANT(S)/
OWNER(S)/ SPOUSE(S) IN
POSSESSION,**
Defendants.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on December 11, 2024, in Civil Action No. 2024-CA-003782, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which the Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2018-1, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign

limited liability corporation, will sell to the highest and best bidder for cash at https://lee.realforeclose.com at 9:00 am on the 13th day of March, 2025 for the real property located at:

Legal Description:
Lot 4, Block B, Country Club Homes, according to the plat thereof recorded in Plat Book 9, Page 73, Public Records of Lee County, Florida.
Address: 1626 MORENO AVE, Fort Myers, Florida 33901
Strap No.: 26-44-24-P3-0270B.0040
Folio ID: 10176423

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 27th day of December 2024.

12/27/2024

Kevin C. Karnes
Clerk of Court
(SEAL) N. Watson

/s/ Paul A. Giordano
PAUL A. GIORDANO
Florida Bar No. (194190)
pgiordano@ralaw.com
serve.pgiordano@ralaw.com
Roetzel & Andress, Suite 1000
2320 First Street Suite 1000
Fort Myers, FL 33901-2904
Telephone: 239.337.3850
Attorneys for Plaintiff
22536801_1
January 3, 10, 2025 25-00074L



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**Business
Observer**

1/20/2025, V20

--- PUBLIC SALES ---

SECOND 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 01/23/2025 at 2:30PM, Contents include personal property along with the described belongings to those individuals listed below

Table with 3 columns: Name, ID, and Description of items for sale.

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 January 3, 10, 2025 25-00003L

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr Bonita Springs, FL 34135. January 23, 2025 at 11:45AM.

Aaron Fedock Sports Cards, model cars, vinyl records, tvs, golf clubs, generator, pressure washer, end tables, book shelves, bed, bicycle, fishing pole, suitcase, tool box, wall art

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 3, 10, 2025 25-00004L

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of TIMOTHY HAYNER and JULIE SIVRAIS, will, on January 15, 2025, at 10:00 a.m., at 25723 Carnation Court, Lot CARL-118, Bonita Springs, Lee County, Florida 34135; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1987 PALM MOBILE HOME, VIN: 23650422AW, TITLE NO.: 0045216935, and VIN: 23650422BW, TITLE NO.: 0045212021 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-2814) January 3, 10, 2025 25-00066L

SECOND INSERTION

PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on January 20, 2025, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.

- List of names and amounts for public sale: 16901 N Cleveland Ave North Fort Myers, FL 33903 Joshua Odom 1200 \$595.70 Paige Ashton 2107 \$765.10 Charlene Cooper 1102 \$290.54 Janice Pope 2169 \$387.35 John Jenkins 1094 \$292.54 Brady Heard 2113 \$414.20 Joseph Hill Jr 3170 \$630.80 Michele O'Donald 1041 \$602.64 Jarry Teesdale 3014 \$792.08 Ryan Holmes 1150 \$290.54 Ronald Deering 1171 \$425.80 Gary Turner 1112 \$371.96 Shhani Gallimore 1106 \$595.70 Maria Gomez 1134 \$274.64 Jessica Pemberton 1108 \$595.70 Shannon Halfley 1043 \$1,386.60 Armando Diaz 1167 \$290.54 Dayna Thompson 1198 \$431.80 Tasha Hoskins Robison 1001 \$590.54 4457 Kernel Circle Fort Myers, FL 33916 Debra Jackson 2105 \$393.04 Kelvins Ustariiz Mezones 2055 \$488.04 Melody Keller 2011 \$598.70 Evelyn Days 1063 \$418.14 Melody Keller-like 1056 \$343.80 Albert Houston 1025 \$660.20 CW Wilson Jr 1133 \$650.04 Dennis Theis 2135 \$393.04 Julia Keller 1024 \$464.80 Edgar Emilio Cuyuch Herrera 2146 \$587.21 Christopher Sasser 3007 \$649.30 David Thomas 1139 \$472.70 Trey Hattenbach 2015 \$771.60 4340 Kernel Circle Fort Myers, FL 33916 Troy Schaaf 6130 \$526.30 Unknown Unknown 6116 \$940.80 Manuel Diaz 7056 \$407.90 Joan Richards-Summers 7146 \$500.14 Brenna Davis 7041 \$418.10 Maurice Joyner 7029 \$321.95 Charlisha Ervinette 8122 \$500.14 Colleen Miller 6003 \$343.80 11401 South Cleveland Ave Fort Myers, FL 33916 Segundo Bastidas 1005 \$428.40 Luis Torres 1031 \$510.35 Alexis Riley A20 \$336.14 January 3, 10, 2025 25-00005L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003892 Division Probate IN RE: ESTATE OF CHARLOTTE KAY LOSLEBEN Deceased.

The administration of the estate of Charlotte Kay Losleben, deceased, whose date of death was November 8, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative: Judy Frank 1908 NE 3rd Street Cape Coral, Florida 33909 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 January 3, 10, 2025 25-00013L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003893 Division Probate IN RE: ESTATE OF DALE ALLEN HOOVER Deceased.

The administration of the estate of Dale Allen Hoover, deceased, whose date of death was September 9, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative: Wenjuan Lou 1444 Byron Road Fort Myers, Florida 33919 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 January 3, 10, 2025 25-00014L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File Number: 24-CP-3474 Division: Probate, Guardianship & Mental Health IN RE: ESTATE OF HILLEL HANDLOFF Deceased.

The administration of the estate of HILLEL HANDLOFF, deceased, File Number: 24-CP-3474, whose date of death was September 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate, Guardianship & Mental Health Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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: January 3, 2025.

Personal Representative: Joel Handloff 118 Portland St, Unit 2 Haverhill, MA 01830 (704) 909-9274 Attorney for Personal Representative: Monica M. Cabrera, Esq. Florida Bar Number: 26578 The Florida Probate & Family Law Firm 2600 S. Douglas Rd., Suite 502 Coral Gables, FL 33134 Office Line: (305) 677-5119 Facsimile: (305) 735-6468 Email: monica@flpfl.com January 3, 10, 2025 25-00015L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA File No. 2024-CP-003667 Division Probate IN RE: ESTATE OF CHESTER ARTHUR AKERS, aka AKA CHESTER A. AKERS Deceased.

The administration of the estate of CHESTER AKERS, aka CHESTER A. AKERS, deceased, whose date of death was July 10, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Probate Court, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 January 3, 2025.

Personal Representative: /s/ Christel R. Keller CHRISTEL R. KELLER 2743 Sherwood Drive Lima, OH 45805 Attorney for Personal Representative: /s/ Gregory J. Nussbickel GREGORY J NUSSBICKEL E-Mail Addresses: Greg@will.estate Christine@will.estate Florida Bar No. 0580643 The Nussbickel Law Firm P.A. 12487 Brantley Commons Court Fort Myers, FL 33907 Telephone: (239) 900-9455 January 3, 10, 2025 25-00070L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003815 Division: Probate IN RE: ESTATE OF DALE EVANS MOULD, a/k/a DALE EVANS MCNATTY, 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 Dale Evans Mould, a/k/a Dale Evans McNatty, deceased, File Number 24-CP-003815, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was October 11, 2024; that the total value of the estate is \$10,024.50 and that the names and addresses of those to whom it has been assigned by such order are:

- Name Address Paul R. Evans, Jr. 1715 Whitting Ct. Fort Myers, FL 33901 Robin Evans Teague 8417 Cypress Dr. S Fort Myers, FL 33967 Leslie Fenske 2228 Old Union Rd., #B109 Cheektowaga, NY 14227

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 provi-

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. NOTWITHSTANDING 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 January 3, 2025.

Person Giving Notice: Paul R. Evans, Jr. 1715 Whitting Ct. Fort Myers, FL 33901 Attorney for Person Giving Notice Aglaë S. Van den Bergh Attorney for Petitioner Florida Bar Number: 1031166 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 E-Mail: aglaevandenbergh@gskattorneys.com 01028251.DOC/1 January 3, 10, 2025 25-00068L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 24-CP-3638 IN RE: ESTATE OF JANICE P. FIEDLER, a/k/a JANICE FIEDLER, Deceased.

The administration of the estate of JANICE P. FIEDLER a/k/a JANICE FIEDLER, deceased, whose date of death was September 8, 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 representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 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 (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

The date of first publication of this notice is January 3, 2025.

Personal Representatives: JANET LOUISE FRENCH LEE HALLIWELL FIEDLER c/o Alison K. Douglas, Esq. CUMMINGS & LOCKWOOD LLC 3001 Tamiami Trail North, Suite 400 Naples, FL 34103 Attorney for Personal Representatives: ALISON K. DOUGLAS, ESQ. E-Mail Addresses: adouglas@cl-law.com; jmerz@cl-law.com Florida Bar No. 0899003 CUMMINGS & LOCKWOOD LLC 3001 Tamiami Trail North, Suite 400 Naples, FL 34103 Telephone: (239) 262-8311 8684180.1.docx January 3, 10, 2025 25-00017L



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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003813
Division P(1)
IN RE: ESTATE OF NEAL GUY DIRITO
Deceased.

The administration of the estate of NEAL GUY DIRITO, deceased, whose date of death was October 24, 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative:
CAROLE STONE
630 NW 17th Ave
Cape Coral, FL 33993
Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses:
trwalsr@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
January 3, 10, 2025 25-00069L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 20-CC-1614
MYERLEE PARK WEST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
FRANZISKA M. LARRIMORE, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 17, 2024, and entered in Case No. 20-CC-1614 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein MYERLEE PARK WEST CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Franziska M. Larrimore and Unknown Tenant One n/k/a David Larrimore are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 20th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

Apartment 4-F, of Myerlee Park West Condominium, formerly known as Myerlee Park - Block One, a Condominium, according to the Declaration of Condominium dated May 24, 1976 and recorded in Official Record Book 1142, Pages 1847-1885, Public Records of Lee County, Florida. A/K/A: 6919 Edgewater Circle, Unit F, Fort Myers, FL 33919

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 12/23/2024,
KEVIN C. KARNES,
as Clerk of said Court
(SEAL) By: N. Watson
As Deputy Clerk
BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
Carolyn C. Meadows, Esq.
Florida Bar #92888
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cfofocemail@beckerlawyers.com
25900413v1 M03284/390802
January 3, 10, 2025 25-00012L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 2024-CA-4470
PARKWOODS VII HOMEOWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation,
Plaintiff, v.
PHILIP W. SCHULTZ, KONNADA F. SCHULTZ, and UNKNOWN TENANT(S)/OCCUPANT(S),
Defendants.

Notice is hereby given that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:

Building No. 12366, Unit No. 1, PARKWOODS VII, being more particularly described as follows: From the Northwest corner of the East half (E 1/2) of the Northwest quarter (NW 1/4) of Section 14, Township 45 South, Range 24 East, run S 1 degree 11'36" E along the West line of said East half (E 1/2) for 1842.94 feet; thence run N 88 degrees 48'24" E for 133.51 feet; thence run S 1 degree 11'36" E for 80.83 feet to the point of beginning. From said point of beginning run N 88 degrees 48'24" E for 31.00 feet, thence run S 1 degree 11'36" E for 36.33 feet; thence run S 88 degrees 48'24" W for 31.00 feet; thence run N 1 degree 11'36" W for 36.33 feet to the point of beginning. Bearings are from recorded plat of Pine Manor, Unit 6, Plat Book 12, Page 82, Public Records of Lee County, Florida. Parcel ID #14-45-24-02-12366.0010

At public sale, to the highest and best bidder, for cash, on February 20, 2025, beginning at 9:00 a.m. at, www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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: 12/26/2024
Kevin C. Karnes,
As Clerk of the Court
(SEAL) By: N. Watson
Deputy Clerk

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
Attorney for Plaintiff
via e-mail transmission to:
kmace@gadclaw.com and
jmorningstar@gadclaw.com
January 3, 10, 2025 25-00064L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 23-CA-001805
LOANDEPOT.COM, LLC,
Plaintiff, v.
TERRY M. KELLEY, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 27, 2024 and entered in Case No. 23-CA-001805 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein LOANDEPOT.COM, LLC is the Plaintiff and TERRY M. KELLEY, et al are the Defendants. The Clerk of the Court, Kevin Karnes, will sell to the highest bidder for cash at https://lee.realforeclose.com, on: April 3, 2025 at 9:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 86, CYPRESS CAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGES 5 THROUGH 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 13404 HAMPTON PARK CT, FORT MYERS, FL 33913 (the "Property").

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

WITNESS my hand and the seal of the court on 12/27/2024.

KEVIN C. KARNES
As Clerk of the Circuit Court
Lee County, Florida
(SEAL) N. Watson
DEPUTY CLERK

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Boulevard, Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Tara Rosenfeld
Tara Rosenfeld, Esq.
Florida Bar No. 59454
fcpleadings@ghidottiberger.com
January 3, 10, 2025 25-00080L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3870
IN RE: ESTATE OF ALEX KHOWAYLO
Deceased.

The administration of the estate of Alex Khowaylo, deceased, whose date of death was October 27, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative:
Irene Khowaylo
10802 Est Cortile Court
Naples, FL 34110
Attorney for Personal Representative:
Amanda Leigh Goodman, Attorney
Florida Bar Number: 105169
GOODMAN BREEN
3838 Tamiami Trail N, Suite 300
NAPLES, FL 34103
Telephone: (239) 403-3000
Fax: (239) 403-0010
E-Mail:
agoodman@goodmanbreen.com
Secondary E-Mail:
gbprobate@gmail.com
January 3, 10, 2025 25-00078L

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 6th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 79, UNIT 17, GREENBRIAR, SECTION 4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this day of 12/26/2024
Kevin Karnes
As Clerk of the Court
(SEAL) By: N. Watson
As Deputy Clerk
BROCK & SCOTT, PLLC
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Attorney for Plaintiff
File # 23-F02314
January 3, 10, 2025 25-00063L

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Island Towers Resort
STATE OF FLORIDA, COUNTY OF LEE

Pursuant to Section 721.855, Florida Statutes, Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1291, at Page 265, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee

foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.
DATED: December 18, 2024
By: Harry Klausner, Esq., as Trustee

EXHIBIT "A" Legal Description of property being foreclosed and sold:
UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF ISLAND TOWERS RESORT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1291, AT PAGE 265, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.
Owner(s)/Obligor(s)* / Unit Number
Week Number / Default Date / Instr #
Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address
Patricia A. Hall / UNIT NUMBER 101 WEEK NUMBER 35 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 2925 Longstreet Ave. SW, Wyoming, MI 49509
Ninfa Tan Devakul / UNIT NUMBER 102 WEEK NUMBER 33 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 4875 Pear Tree Court, Gahanna, OH 43230
Denise Cassidy / UNIT NUMBER 107 WEEK NUMBER 23 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 804 E. Hollywood St., Tampa, FL 33604
Allen Michael DeBono / UNIT NUMBER 201 WEEK NUMBER 32 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 8165 Egret Rd., Ft. Myers, FL 33967
John Semhric and Elsie M. Semhric, Individually and as Trustees under that certain Declaration of Trust executed October 19, 1998 and Douglas Semhric / UNIT NUMBER 202 WEEK NUMBER 44 AND UNIT NUMBER 205 WEEK NUMBER(S) 44 and 45 / February 1, 2024 / 2024000278021 / \$5,851.00 / \$2.89 / 804 E. Hollywood St., Tampa, FL 33604
Becky Smith / UNIT NUMBER 204 WEEK NUMBER 44 / February 1, 2024 / 2024000278021 / \$1,634.68 / \$0.81 / 1750 Jamaica Way, Unit 213, Punta Gorda, FL 33950
Helene Sohn and Daniel Sohn and Oliver Sohn / UNIT NUMBER 205 WEEK NUMBER 28 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 3001 Cove Dr., Ft. Lauderdale, FL 33312
James R. Broshious, Jr. and Julie A. Eyre-Broshious / UNIT NUMBER 207 WEEK NUMBER 41 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 261 Pitts Rd., Catawba, SC 27904
Cecil K. Strickland and Charlotte Strickland / UNIT NUMBER 302 WEEK NUMBER 30 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 5664 US Highway 280 E, Opelika, AL 36804-8598
B. Paul Marcoux and Jean M. Marcoux / UNIT NUMBER 306 WEEK NUMBER(S) 33, 34, 38 and 40 / February 1, 2024 / 2024000278021 / \$3,634.68 / \$1.79 / 7132 Brentwood Road South, Fort Myers, FL 33901
John A. Ramsay and Susan Hester

Ramsay / UNIT NUMBER 401 WEEK NUMBER 24 AND UNIT NUMBER 407 WEEK NUMBER 33 / February 1, 2024 / 2024000278021 / \$2,415.35 / \$1.19 / 15 Chestnut St., Pearl River, NY 10965
Helen K. Lucas and Charles T. Lucas / UNIT NUMBER 403 WEEK NUMBER 38 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 617 Downhaul Dr., Pensacola, FL 32507
Stephen C. Roggie and Carol S. Roggie and David M. Fearnow and Jennifer R. Fearnow / UNIT NUMBER 405 WEEK NUMBER 32 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 9203 Fawn Crossing Ct., Tampa, FL 33626
Patricia R. Stewart / UNIT NUMBER 407 WEEK NUMBER 25 AND UNIT NUMBER 607 WEEK NUMBER 22 / February 1, 2024 / 2024000278021 / \$2,415.46 / \$1.19 / 115 Sycamore Road, Lexington, KY 40502
Charles W. Sahlman, Jr. and Janet O. Sahlman / UNIT NUMBER 407 WEEK NUMBER 32 / February 1, 2024 / 2024000278021 / \$1,805.68 / \$0.89 / PO Box 962, Brandon, FL 33509
Maribel Sanchez / UNIT NUMBER 503 WEEK NUMBER 43 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 2884 Lera Jones Dr., Antioch, TN 37013
Cari Lynn Price f/k/a Cari L. Ledward and Jeffrey C. Ledward / UNIT NUMBER 503 WEEK NUMBER 50 / February 1, 2024 / 2024000278021 / \$1,805.68 / \$0.89 / 4830 Adams Rd., Dunwoody, GA 30338
Graffin F. Booth and Dawn J. Booth / UNIT NUMBER 505 WEEK NUMBER 28 / February 1, 2024 / 2024000278021 / \$2,415.35 / \$1.19 / 1922 Exeter Road, Germantown, TN 38138
Victor Archila and Liliam Gifford / UNIT NUMBER 505 WEEK NUMBER 31 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 17760 SW 113th Court, Miami, FL 33157
Richard A. Harrison and Sheree Harrison / UNIT NUMBER 601 WEEK NUMBER 27 / February 1, 2024 / 2024000278021 / \$1,805.68 / \$0.89 / 21602 N 137th Dr., Sun City West, AZ 85375-5851
Pamela Jones and Alwyn Jones and Clarie Louise Jones and Victoria Marie Jones / UNIT NUMBER 602 WEEK NUMBER(S) 36 and 37 / February 1, 2024 / 2024000278021 / \$2,493.31 / \$1.23 / 27 Ffordd Elfed, Wrexham, UK LL12 7LU United Kingdom
James P. Charles and Sandra J. Charles, as Trustees of The James P. Charles and Sandra J. Charles Trust dated April 5, 2016 / UNIT NUMBER 605 WEEK NUMBER(S) 3 and 4 / February 1, 2024 / 2024000278021 / \$2,415.35 / \$1.19 / 25 Fairview Blvd., Fort Myers Beach, FL 33931
William A. Dopatka and Helen A. Dopatka / UNIT NUMBER 605 WEEK NUMBER 36 / February 1, 2024 / 2024000278021 / \$1,805.68 / \$0.89 / 2278 Bent Branch Ct., Akron, OH 44333

*if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)
January 3, 10, 2025 25-00006L

SECOND INSERTION

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING
TO: (See Exhibit A - Obligor)
YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida has been instituted on the following Timeshare Ownership Interest at Coconut Plantation described as:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.
Exhibit A
OBLIGOR: Emil John Noah, 1742 DOUBLE BRANCHES LN, Dallas, GA 30132 and Julie Anne Noah, 1742 DOUBLE BRANCHES LN, Dallas, GA 30132; WEEK: 24; UNIT: 5282L; TYPE: ; TOTAL: \$6,524.83; PER DIEM: \$2.21; NOTICE DATE: December 13, 2024
OBLIGOR: Darol Fry, AKA Darol E. Fry, 1337 POMELO AVE, Sarasota, FL 34239 and Medora Fry, AKA Medora S. Fry, 1337 POMELO AVE, Sarasota, FL 34239; WEEK: 2; UNIT: 5266; TYPE: Annual; TOTAL: \$5,662.95; PER DIEM: \$2.05; NOTICE DATE: December 13, 2024
File Numbers: 24-018204, 24-018205
The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and

any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A- Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Michael E. Carleton, Esq.
Valerie N Edgcombe, Esq.
Jordan A Zepetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
PO Box 165028
Columbus, OH 43216-5028
Telephone: (407) 404-5266
Telecopier: (614) 220-5613
January 3, 10, 2025 25-00072L

SAVE TIME

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

250906_V21

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE

Surfrider Beach Club
Pursuant to Section 721.855, Florida Statutes, on January 31, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 11, 2014, in Instrument Number 2014000074478, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Surfrider Beach Club, recorded in Official Records Book 1545, at Page 179, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interest-holder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraph.

DATED: December 17, 2024

By: Harry Klausner, Esq., as Trustee
EXHIBIT "A" - Legal Description of property being foreclosed and sold:
UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF SURFRIDER BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1545, AT PAGE 179, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.
Owner(s)-Obligor(s)*** / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address
Laura Suzanne Beebe / UNIT NUMBER 107 WEEK NUMBERS 37 and 38 / February 1, 2024 / 2024000300023

/ \$2,911.13 / \$1.38 / 16 Hillside Ct., Brookfield, CT 06804
Barbara Joanne Morgan and Robert B. Morgan / UNIT NUMBER 111 WEEK NUMBERS 11 and 16 & UNIT NUMBER 110 WEEK NUMBER 12 / February 1, 2024 / 2024000300023 / \$4,068.44 / \$1.98 / PO Box 1014, International Falls, MN 56649
Monica Delacruz Howard and Daniel James Lewis / UNIT NUMBER 208 WEEK NUMBER 30 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 13636 SE 33rd Ct., Summerfield, FL 34491-2104
Linda Talkington and John W. Talkington, III / UNIT NUMBER 104 WEEK NUMBER 45 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / PO Box 24, Cortland, OH 44410
Marcia Stone a/k/a Marcia Stone Simon and Lawrence Turner / UNIT NUMBER 102 WEEK NUMBER 33 / February 1, 2024 / 2024000300023 / \$1,707.93 / \$0.83 / 88801 Latrec Ave. #305, Orlando, FL 32819
Jennifer M. Kashtan and Walter J. Kashtan / UNIT NUMBER 102 WEEK NUMBER 38 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 607 Fayette Dr. N., Safety Harbor, FL 34695
Stephen E. Sternfield and Cindy S. Sternfield / UNIT NUMBER 105 WEEK NUMBER 33 & UNIT NUMBER 106 WEEK NUMBER 34 / February 1, 2024 / 2024000300023 / \$2,859.13 / \$1.38 / 4809 Las Floras Ct., Elkton, FL 32033
Virgil W. Moody, Surviving Spouse of Patricia G. Moody, deceased / UNIT NUMBER 107 WEEK NUMBER 23 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 204 Leslie Avenue, Evansville, IN 47712
Samantha A. Vitalone, Successor Trustee of The Alphons Alesso Trust dated May 26, 1994 / UNIT NUMBER 109 WEEK NUMBER 13 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 7050 Quarterhorse Ln., Brooksville, FL 34604
St. Malachi Center, Incorporated, an Ohio Not-For-Profit Corporation / UNIT NUMBER 110 WEEK NUMBER 44 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 2416 Superior Viaduct, Cleveland, OH 44113
Nadji Young / UNIT NUMBER 210 WEEK NUMBER 8 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 413 Chapman Lane, Lexington, OH 44904
The Barbour Enterprises Limited Partnership I, an Ohio Limited Partnership / UNIT NUMBER 112 WEEK NUMBER 28 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 9001 Daniels Pkwy., Ft. Myers, FL 33912
Colleen Riley Frey f/k/a Colleen M. Riley / UNIT NUMBER 113 WEEK NUMBER 19 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 15080 Cortona Way, Ft. Myers, FL 33908
Lisa A. Carlsen, Surviving Joint Tenant of John Carlsen, deceased / UNIT NUMBER 114 WEEK NUMBER 23 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 1630 Grand Rue Drive, Casselberry, FL 32707
Richard J. Paget and Carolyn A. Paget / UNIT NUMBER 115 WEEK NUMBER 11 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 289 Springline Drive, Naples, FL 34102
June V. Flagg and Daniel B. Flagg, as

Trustees of The June V. Flagg Property Trust dated June 22, 2012 / UNIT NUMBER 115 WEEK NUMBER 27 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 7106 Timber Valley Way SW, Oakwood, GA 30566-0223
Kristin Thomas f/k/a Kristin T. Lilley and Charles D. Lilley, Jr. / UNIT NUMBER 208 WEEK NUMBER 19 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 1739 Foxon Rd., Apt. H2, N. Branford, CT 06471-1566
Shirley Penna, as Trustee of the Shirley Penna Living Trust dated March 26, 2008 / UNIT NUMBER 103 WEEK NUMBER 32 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 4141 El Prado Blvd., Miami, FL 33133
Jerry Solomon, Shirley Solomon, John F. Schroth, Jr. and Jean M. Schroth / UNIT NUMBER 213 WEEK NUMBER 38 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 715 S. Singleton Ave., Titusville, FL 32796-3032
Julie Marie Norris / UNIT NUMBER 213 WEEK NUMBER 49 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 2186 Highland Lick Road, Russellville, KY 44276
Carol Kent and Frances M. Studnicka, Individually and as Trustee of the Richard E. Studnicka and Frances M. Studnicka Revocable Living Trust / UNIT NUMBER 214 WEEK NUMBER 49 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 4121 N. Minnesota St., Harlingen, TX 78550-4603
Theresa K. Colliton / UNIT NUMBER 214 WEEK NUMBER 51 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 1 David Lane #3-S, Yonkers, NY 10701
Heather Jenkins and Thomas Jenkins / UNIT NUMBER 114 WEEK NUMBER 48 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 1153 Busby Station Rd., Robards, KY 42452
Charles Michael Gebig and Stacy E. Gebig / UNIT NUMBER 115 WEEK NUMBER 22 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 19001 Nalle Rd., N. Fort Myers, FL 33917
Gary W. King / UNIT NUMBER 109 WEEK NUMBER 49 & UNIT NUMBER 115 WEEK NUMBERS 18 and 19 / February 1, 2024 / 2024000300023 / \$4,120.44 / \$1.98 / 168 Fairview Ln., Portsmouth, RI 02871
Lyn Froning and Sarah Froning Nodarse / UNIT NUMBER 202 WEEK NUMBERS 8 and 9 / February 1, 2024 / 2024000300023 / \$2,892.16 / \$1.39 / 2600 Highland Ave. S. #504, Birmingham, AL 35205
Michael J. Froning and Lyn A. Froning / UNIT NUMBER 211 WEEK NUMBER 6 / February 1, 2024 / 2024000300023 / \$1,597.83 / \$0.77 / 2600 Highland Ave. S., Apt. 504, Birmingham, AL 35243-5508
Sarah Nodarse and Antonio Nodarse / UNIT NUMBER 113 WEEK NUMBER 7 & UNIT NUMBER 214 WEEK NUMBER 48 / February 1, 2024 / 2024000300023 / \$2,859.13 / \$1.38 / 1255 S Michigan Ave, APT 2806, Chicago, IL 60605-3315
***if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)
January 3, 10, 2025 25-00007L

SECOND INSERTION

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

CIVIL DIVISION
Case No. 24-CA-006336
NATIONSTAR MORTGAGE LLC
Plaintiff, vs.

THE ESTATE OF JOAN C.
FISCHER, et al.
Defendants.

TO: THE ESTATE OF JOAN C. FISCHER and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
19 Lorelei Ave,
Lehigh Acres, FL 33936

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Lee County, Florida regarding the subject property with a legal description, to-wit:

LOT 11, BLOCK 3, PARKWOOD

III, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 91 - 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gasselaw.com, within 30 days from the first date of publication and file the original with the clerk of this court AT 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, FL 33901 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
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 on 12/20/2024
KEVIN KARNES
CLERK OF THE COURT
(SEAL) By: N. Watson
As Deputy Clerk

Law Office of Gary Gassel, P.A.
2191 Ringling Blvd
Sarasota, FL 34237
Pleadings@Gasselaw.com
Attorney for Plaintiff
January 3, 10, 2025 25-00009L

SECOND INSERTION

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

Case File: 24-CA-6494

Division: Civil

CAPE HOLDINGS ENTERPRISES,
INC., a Florida corporation,

Plaintiff(s), v.

MICHAEL J. ARAKELIAN, et al.,

Defendant(s),

TO: MICHAEL J. ARAKELIAN, 64 Brickett Hill Circle, Haverhill, MA 01830, LEON R. IRAL, 9760 W. Elm Lane, Miramar, FL 33025, JAMES J. SULLIVAN, JR., P.O. Box 842, Ceiba, Puerto Rico 00735, GILDA SULLIVAN, P.O. Box 842, Ceiba, Puerto Rico 00735, DONALD RAY BRUCE, P.O. Box 842, Ceiba, Puerto Rico 00735, HOMER T. STEWART, as Trustee of the Homer and Laura Stewart Family Trust dated March 23, 2004, 626 E. 2150 S., Bountiful, Utah 84010, LAURA M. STEWART, as Trustee of the Homer and Laura Stewart Family Trust dated March 23, 2004, 626 E. 2150 S., Bountiful, Utah 84010, POP PROCKS, LLC, a Florida limited liability company, 1280 NW 113 th Terrace, Coral Springs, FL 33071, DORATHY N. RUSSELL ROACHELL, f/k/a Dorothy Nell Russell, 8636 Beckenham Drive, Cordova, Tn 38016, MARK RICHARD MASHITER, as Trustee of the Timios Pension Scheme, a pension trust u/a/d September 28, 2012, Unit 3, Hackthorpe Hall Business Center, Hackthorpe Penrith, United Kingdom, CA10 2HX, PS INDEPENDENT TRUSTEES LIMITED, a/k/a Punter Southall Governance Services Limited, a UK registered company under Company Number 03021321, as Trustee of the Timios Pension Scheme, a pension trust u/a/d September 28, 2012, Unit 3, Hackthorpe Hall Business Center, Hackthorpe Penrith, United Kingdom, CA10 2HX, BERNARD DECIME, P.O. Box 1304, Ormond Beach, FL 32175, MARY A. DOYLE, 424 Willibrod Avenue, Verdun, QC H4G 2T6, Canada, if alive, or if dead, whether active or inactive, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under, or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand against the Defendant(s) in

regards to the following described property in Lee County, Florida:

LOT 16, BLOCK 46, UNIT 10, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 19, BLOCK 44, UNIT 11, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 14, BLOCK 18, UNIT 3, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, REPLAT OF SECTION 12, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOTS 21 AND 22, BLOCK 50, UNIT 15, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 8, BLOCK 2, UNIT 2, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOTS 19 AND 20, BLOCK 16, UNIT 4, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 35, OF THE PUBLIC RECORDS

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE

Island Towers Resort
Pursuant to Section 721.855, Florida Statutes, on January 17, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 11, 2014, in Instrument Number 2014000074479, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Island Towers Resort, recorded in Official Records Book 1291, at Page 265, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interestholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraph.

DATED: December 18, 2024
By: Harry Klausner, Esq., as Trustee
EXHIBIT "A" Legal Description of property being foreclosed and sold:
UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF ISLAND TOWERS RESORT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1291, AT PAGE 265, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMEND-

MENTS THERETO, IF ANY.
Owner(s)/Obligor(s)* / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address
Patricia A. Hall / UNIT NUMBER 101 WEEK NUMBER 35 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 2925 Longstreet Ave. SW, Wyoming, MI 49509
Ninfa Tan Devakul / UNIT NUMBER 102 WEEK NUMBER 33 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 4875 Pear Tree Court, Gahanna, OH 43230
Denise Cassidy / UNIT NUMBER 107 WEEK NUMBER 23 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 804 E. Hollywood St., Tampa, FL 33604
Allen Michael DeBono / UNIT NUMBER 201 WEEK NUMBER 32 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 8165 Egret Rd., Ft. Myers, FL 33967
John Semhric and Elsie M. Semhric, Individually and as Trustees under that certain Declaration of Trust executed October 19, 1998 and Douglas Semhric / UNIT NUMBER 202 WEEK NUMBER 44 AND UNIT NUMBER 205 WEEK NUMBER(S) 44 and 45 / February 1, 2024 / 2024000278021 / \$5,851.00 / \$2.89 / 804 E. Hollywood St., Tampa, FL 33604
Becky Smith / UNIT NUMBER 204 WEEK NUMBER 44 / February 1, 2024 / 2024000278021 / \$1,634.68 / \$0.81 / 1750 Jamaica Way, Unit 213, Punta Gorda, FL 33950
Helene Sohn and Daniel Sohn and Oliver Sohn / UNIT NUMBER 205 WEEK NUMBER 28 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 3001 Cove Dr., Ft. Lauderdale, FL 33312
James R. Broshious, Jr. and Julie A. Eyre-Broshious / UNIT NUMBER 207 WEEK NUMBER 41 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 261 Pitts Rd., Catawba, SC 27904
Cecil K. Strickland and Charlotte Strickland / UNIT NUMBER 302 WEEK NUMBER 30 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 5664 US Highway 280 E, Opelika, AL 36804-8598
B. Paul Marcoux and Jean M. Marcoux / UNIT NUMBER 306 WEEK NUMBER(S) 33, 34, 38 and 40 / February 1, 2024 / 2024000278021 / \$3,634.68 / \$1.79 / 7132 Brentwood Road South, Fort Myers, FL 33901
John A. Ramsay and Susan Hester Ramsay / UNIT NUMBER 401 WEEK NUMBER 24 AND UNIT NUMBER 407 WEEK NUMBER 33 / February 1, 2024 / 2024000278021 / \$2,415.35 / \$1.19 / 15 Chestnut St., Pearl River, NY 10965
Helen K. Lucas and Charles T. Lucas / UNIT NUMBER 403 WEEK NUMBER 38 / February 1, 2024 / 2024000278021 / \$1,805.69 / \$0.89 / 617 Downhaul Dr., Pensacola, FL 32507
Stephen C. Roggie and Carol S. Rog-

OF LEE COUNTY, FLORIDA.

LOTS 8 AND 9, BLOCK 2614, UNIT 37, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 15 THRU 29, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 5, BLOCK 104, UNIT 16, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 5, BLOCK 58, UNIT 10, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plaintiff's attorney, Bill McFarland, P.A., P.O. Box 151458, Cape Coral, Florida 33915, and file the original with the Clerk of the Circuit Court, Lee County, P.O. Box 310, Ft. Myers, FL 33902 on or before February 3, 2025, or otherwise a default judgment will be entered against you for the relief sought in the Complaint.

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

Dated this 23rd day of December, 2024.

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

Bill McFarland
P.O. Box 151458
Cape Coral, FL 33915
Fla. Bar No. 195103
January 3, 10, 17, 24, 2025

25-00062L

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

Business Observer

--- TAX DEEDS ---

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002510
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 16-006 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK.4 DB 254 PG 95 LOT 12 Strap Number 09-44-27-01-00004.0120
 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.real-taxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00036L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002511
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 16-007 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK.4 DB 254 PG 95 LOT 19 Strap Number 09-44-27-01-00004.0190
 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.real-taxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00037L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002478
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 17-54 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 39 BLK 2692 PB 16 PG 145 LOTS 3 + 4 Strap Number 35-43-23-C3-02692.0030
 Names in which assessed: GUY ASHER, 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00040L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002484
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-367 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.30 DB 254 PG 25 LOT 14 Strap Number 36-44-27-08-00030.0140
 Names in which assessed: JOE EDWIN MAPP
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00044L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002448
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-779 Year of Issuance 2022 Description of Property MIRROR LAKES UNIT 68 BLK 269 PB 27 PG 155 LOT 1 Strap Number 19-45-27-68-00269.0010
 Names in which assessed: ROGER FUI LAI
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00048L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002522
 NOTICE IS HEREBY GIVEN that FUNDPALITY II, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-835 Year of Issuance 2022 Description of Property MIRROR LAKES UNIT 64 PB 27 PG 151 PAR 48 PRESERVATION AREA Strap Number 20-45-27-64-00048.0000
 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00049L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002479
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-00 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 39 BLK 2710B PB 16 PG 144 LOTS 8 THRU 10 Strap Number 35-43-23-C4-02710.B080
 Names in which assessed: RUTH S HOTT TRUST UAD FEBRUARY 3, 1997
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00041L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002516
 NOTICE IS HEREBY GIVEN that THOMAS ADAMS KIJZ PARTNERS II LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-029561 Year of Issuance 2018 Description of Property CAPE CORAL UNIT 29 BLK 1944D PB 16 PG 25 LOT 2 Strap Number 14-44-23-C1-01944.D020
 Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00042L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002476
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-217 Year of Issuance 2022 Description of Property THE FAIRWAYS CONDOMINIUM #2 BLDG G OR 631 PG 726 APT 223 Strap Number 34-44-27-27-0000G.2230
 Names in which assessed: MICHAEL J MYRTHIL
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00043L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002443
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-693 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 35 PB 27 PG 173 LOT 23 Strap Number 16-45-27-10-00035.0230
 Names in which assessed: 1250 TAMIAMI TRAIL NORTH, 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00047L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002408
 NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 22-461 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 58 PB 28 PG 65 LOT 2 Strap Number 36-45-27-09-00058.0020
 Names in which assessed: ELPIDIA M ENRIQUEZ, JESSE G ENRIQUEZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00052L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002486
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 22-499 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 70 PB 28 PG 70 LOT 18 Strap Number 36-45-27-12-00070.0180
 Names in which assessed: J & L VISION HOMES, INC, 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.real-taxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00053L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024001714
 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: 20-87 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 38 BLK 2624 PB 16 PG 98 LOTS 50 + 51 Strap Number 02-44-23-C2-02624.0500
 Names in which assessed: RED BOAT, 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00050L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002502
 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-112 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.23 PB 18 PG 74 LOT 4 Strap Number 22-45-27-04-00023.0040
 Names in which assessed: DORIS CONNELLY
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00051L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002529
 NOTICE IS HEREBY GIVEN that FUNDPALITY II, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 51-32 Year of Issuance 2022 Description of Property SUNCOAST ESTATES UNREC BLK 51 OR 32 PG 528 LOT 7 Strap Number 26-43-24-03-00051.0070
 Names in which assessed: LAS TRES NINAS LLC, LAS TRES NINAS, 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00056L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002412
 NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 81-7 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 97 BLK.6125 PB 25 PG 89 LOT 1 Strap Number 07-43-23-C3-06125.0010
 Names in which assessed: CASTLE AVENUE LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00058L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024001833
 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: 13-765 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK.121 PB 15 PG 93 LOT 9 Strap Number 01-45-26-11-00121.0090
 Names in which assessed: RED BOAT, 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00029L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002526
 NOTICE IS HEREBY GIVEN that FUNDPALITY II, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 95-28 Year of Issuance 2022 Description of Property SAN CARLOS PARK #7 UNREC. BLK 111 DB 315 PG 155 LOTS 29 + 30 Strap Number 16-46-25-07-00111.0290
 Names in which assessed: ROGER E TERWILLIGER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00061L

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-3883
Division Probate
IN RE: ESTATE OF
GERALD LEIGH METCALFE
Deceased.
 The administration of the estate of Gerald Leigh Metcalfe, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 January 3, 2025.
Personal Representative:
Sandra Franklin
 21171 Braxfield Loop
 Estero, Florida 33928
 Attorney for Personal Representative:
 Douglas A. Dodson, II
 Florida Bar Number: 126439
 DORCEY LAW FIRM PLC
 10181 Six Mile Cypress Parkway, Ste C
 Fort Myers, FL 33966
 Telephone: (239) 418-0169
 Fax: (239) 418-0048
 E-Mail: douglas@dorceylaw.com
 Secondary E-Mail:
 probate@dorceylaw.com
 January 3, 10, 2025 25-00077L

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Business Observer
 WZ0906-VZ2

--- TAX DEEDS ---

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002458
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002414
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002463
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002430
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002402
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002512
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002427
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002465
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024001641
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.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002290
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002508
NOTICE IS HEREBY GIVEN that SUNSHINE STATE CERTIFICATES VIII LLLP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002451
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002431
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002462
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002410
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002483
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002398
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002372
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002451
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002462
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002410
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002483
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002398
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002372
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.



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.

--- TAX DEEDS ---

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002496
 NOTICE IS HEREBY GIVEN that PICKLES ON THE SIDE, INC AND BANESCO USA the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 94-37 Year of Issuance 2022 Description of Property MIROMAR LAKES UNIT XX COSTA MAGGIORE PHASE 3 LOT 8 AS DESC IN INSTRUMENT 2021000189545 Strap Number 11-46-25-L2-21000.0080
 Names in which assessed: ATWOOD GRADY FAMILY TRUST, ATWOOD-GRADY FAMILY TRUST, DATED MARCH 22, 2013
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00060L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002413
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 11-289 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 17 PB 15 PG 60 LOT 18 Strap Number 11-44-26-02-00017.0180
 Names in which assessed: JO ANNE WEBER REVOCABLE TRUST DATED FEBRUARY 27, 2004, JO ANNE WEBER REVOCABLE TRUST-FEBRUARY 27, 2004, JO ANNE WEBER TRUST, JOANNE WEBER 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00019L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002473
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 13-066 Year of Issuance 2022 Description of Property LEHIGH ESTATES UNIT 9 BLK.25 PB 15 PG 89 LOT 4 Strap Number 32-44-26-09-00025.0040
 Names in which assessed: BARBARA J BROWN, BARBARA MOSES, DAVID SCHULTZ, DAVID W SCHULTZ, KATHLEEN SCHULTZ, MICHAEL FLANAGAN, MICHAEL H FLANAGAN, ROBERT FLANAGAN, ROBERT P FLANAGAN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00024L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002399
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 38-7 Year of Issuance 2022 Description of Property KREAMERS AVOCADO SUBD BLK 15 PB 5 PG 21 E 125.60 FT OF W 376.79 FT Strap Number 05-44-22-01-00015.3150
 Names in which assessed: LOUISE D O'DONNELL, LOUISE S O'DONNELL, THOMAS E O'DONNELL, THOMAS E O'DONNELL
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00055L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002202
 NOTICE IS HEREBY GIVEN that MI-CHAEL E SWANSON & JOANNA A SWANSON JTWROS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 33-48 Year of Issuance 2022 Description of Property CORAL RIDGE ESTATES UNREC OR 373 PG 62 LOT 29 Strap Number 21-44-23-C2-00100.0290
 Names in which assessed: CONCRETE POOLS PUMPING SERVICE INC, CONCRETE POOLS PUMPING SERVICE, INC, LA CASA BENDEZU, 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 02/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 20, 27, 2024; Jan. 3, 10, 2025
 24-05545L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002244
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-726 Year of Issuance 2022 Description of Property MIRROR LAKES UNIT 1 BLK 5 PB 27 PG 88 LOT 9 Strap Number 18-45-27-01-00005.0090
 Names in which assessed: DAVID I PERSAUD ESTATE, DAVID INDARNAUTH PERSAUD ESTATE, DAVID L PERSAUD
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 20, 27, 2024; Jan. 3, 10, 2025
 24-05530L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002503
 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 19-707 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 49 PB 15 PG 162 LOT 14 Strap Number 11-45-27-12-00049.0140
 Names in which assessed: ESTATE OF HAROLD E. MORRARTY, JR, ESTATE OF HAROLD E. MORRARTY, JR., HAROLD E MORRARTY JR, ROBERT E MORRARTY
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00046L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002515
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 16-215 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.20 PB 15 PG 13 LOT 7 Strap Number 11-44-27-05-00020.0070
 Names in which assessed: ANNA MARIE CALABRESE DECLARATION OF TRUST DATED MARCH 8, 1995, ANNA MARIE CALABRESE 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00038L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002456
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 12-237 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 13 PB 15 PG 67 LOT 2 Strap Number 23-44-26-02-00013.0020
 Names in which assessed: H.A.R. DEVELOPERS GROUP 1, LLC, H.A.R. DEVELOPERS GROUP 1, LLC, TERRATRUST 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00023L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024001910
 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: 17-754 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 47 DB 254 PG 45 LOT 23 LESS SUBSURFACE RIGHTS ASSESSED UNDER 25-44-27-99-12047.0230 AS DESC IN OR 4516 PG 2118 Strap Number 25-44-27-12-00047.0230
 Names in which assessed: KITCHEN & BATH DESIGNERS OF TAMPA, 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 02/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 20, 27, 2024; Jan. 3, 10, 2025
 24-05518L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002249
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 17-380 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 REPLAT BLK 32 DB 263 PG 354 LOT 19 LESS SUBSURFACE RIGHTS ASSESSED UNDER 26-44-27-99-09032.0190 AS DESC IN OR 4516 PG 2118 Strap Number 22-44-27-09-00032.0190
 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 02/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 20, 27, 2024; Jan. 3, 10, 2025
 24-05515L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002259
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 17-795 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 36 DB 254 PG 40 LOT 23 LESS SUBSURFACE RIGHTS ASSESSED UNDER 26-44-27-99-09036.0230 AS DESC IN OR 4516 PG 2118 Strap Number 26-44-27-09-00036.0230
 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 02/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 20, 27, 2024; Jan. 3, 10, 2025
 24-05519L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002444
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 87-38 Year of Issuance 2022 Description of Property BROOKHILL SUBD 1ST ADD PB 12 PG 92 LOT 70 Strap Number 18-44-25-P2-01300.0700
 Names in which assessed: BERT MAXIM
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 27, 2024; Jan. 3, 10, 2025
 24-05680L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002509
 NOTICE IS HEREBY GIVEN that SUNSHINE STATE CERTIFICATES VIII LLLP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 22-602 Year of Issuance 2022 Description of Property VILLA BONITA UNIT 1 PB 29 PG 138 LOT 7 Strap Number 34-47-25-B3-01900.0070
 Names in which assessed: IRENE AGUILAR RODRIGUEZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00054L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002450
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 90-17 Year of Issuance 2022 Description of Property HABITAT BEECHER VILLAGE PB 64 PG 67 LOT 6 Strap Number 20-44-25-P4-00800.0060
 Names in which assessed: GEORGIA HENDERSON 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 3, 10, 17, 24, 2025
 25-00059L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002262
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-033 Year of Issuance 2022 Description of Property LEHIGH ACRES REPLAT UNIT 12 BLK 46 DB 263 PG 344 LOT 17 LESS SUBSURFACE RIGHTS ASSESSED UNDER 29-44-27-99-12046.0170 AS DESC IN OR 4516 PG 2118 Strap Number 29-44-27-12-00046.0170
 Names in which assessed: VERDOT VI LLC, VERDOT VI, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 20, 27, 2024; Jan. 3, 10, 2025
 24-05521L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002325
 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 46-23 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 87 BLK 5684 PB 24 PG 74 LOTS 21 + 22 Strap Number 18-43-24-C4-05684.0210
 Names in which assessed: ANTHONY W FORTUNATA, FELIX A FORTUNATA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 20, 27, 2024; Jan. 3, 10, 2025
 24-05551L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002198
 NOTICE IS HEREBY GIVEN that MI-CHAEL E SWANSON & JOANNA A SWANSON JTWROS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 68-63 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 11 BLK.544 PB 13 PG 45 LOTS 38 + 39 Strap Number 05-45-24-C4-00544.0380
 Names in which assessed: 1725 SE 39TH ST LLC, 1725 SE 39TH STREET 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 02/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 20, 27, 2024; Jan. 3, 10, 2025
 24-05555L

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Business Observer

--- TAX DEEDS ---

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002334
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002095
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002099
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002237
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002245
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024001900
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002232
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024001450
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002286
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002258
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002318
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002297
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002271
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002291
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002214
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002242
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002246
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002133
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.

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--- TAX DEEDS ---

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002127
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002273
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002336
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002320
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002326
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002308
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002216
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002218
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002332
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002260
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002303
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002239
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002206
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002272
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002190
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002200
NOTICE IS HEREBY GIVEN that MICHAEL E SWANSON & JOANNA A SWANSON JTWRROS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002201
NOTICE IS HEREBY GIVEN that MICHAEL E SWANSON & JOANNA A SWANSON JTWRROS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002302
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

PUBLISH YOUR LEGAL NOTICE
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--- TAX DEEDS ---

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002199
NOTICE IS HEREBY GIVEN that MICHAEL E SWANSON & JOANNA A SWANSON JTWR0S the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002203
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002285
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002348
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002288
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002233
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024001992
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002005
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024001523
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002144
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002193
NOTICE IS HEREBY GIVEN that JAMON BOWEN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002337
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002220
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002234
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002254
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002255
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002266
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002321
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002310
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002315
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002351
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002261
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002264
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002269
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002226
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002295
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002350
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002252
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002328
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002267
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002270
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002213
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002289
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002230
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002205
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002215
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.



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.

TAX DEEDS

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002340
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002383
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002385
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002365
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002420
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002424
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002418
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002373
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002376
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002422
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002404
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002377
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002374
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002416
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002392
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002394
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002436
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002400
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com
Business Observer logo

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002428
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002432
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002434
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002384
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002371
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002347
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002391
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002364
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002433
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002369
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002438
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002358
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002345
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002441
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002440
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002445
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002382
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002298
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.



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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002406
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002331
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002360
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002368
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002343
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002388
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002390
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002366
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002311
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002386
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024000487
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002367
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002381
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002387
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002389
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002363
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002357
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002426
NOTICE IS HEREBY GIVEN that LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.



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