

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR PROJECT ENGINEERING SERVICES FOR THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

RFQ for Project Engineering Services

The Babcock Ranch Community Independent Special District (the "District"), located in Lee County and Charlotte County, Florida, announces that project engineering ("Project Engineer") services will be required for the District.

The project engineering firm selected will provide engineering services for State Road 31 third party verification testing services (the "Project") in accordance with Section 287.055, Florida Statutes. The firm selected will act in the general capacity of the Project Engineer and will provide the District such services, as required, including engineering services for the Project.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data and qualify a professional engineer pursuant to Section 287.055(2)(a) and (2)(k), Florida Statutes. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience providing professional services for any special districts and past experience with Charlotte County, Lee County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling Project Engineer services.

All questions relative to this Project shall be directed in writing only to the District's representative, via email only to kantarzhia@whhassociates.com. Questions must be submitted by February 6, 2025, no later than 5:00 p.m. (EST).

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit eight (5) copies and one (1) electronic copy on a flash drive and Standard Form No. 330 and the Qualification Statement by 1:30 p.m. (EST) on February 20, 2025, to the attention of Sheena Tamberino, at Woodlea Hall, Discovery Center, 42850 Crescent Loop, Babcock Ranch, Florida 33982.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. Furthermore, the Board may choose to enter into continuing contracts with multiple Applicants if tied for highest ranking.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

January 24, 2025 25-00305L

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
LESTER'S AUTO 1591 ORTIZ AVE
1999 DODG 1B7KC232XJ590518
\$665.
SALE DATE: FEBRUARY 24, 2025
US41 TIRES & AUTO REPAIR 3539
CLEVELAND AVE 2007 LEXS
JTHBK262772034327 \$1,676.91
SUN SPORT CYCLE &
WATERCRAFT 3441
COLONIAL BLVD STE 1
2015 BMBR 2BXNAA41FV000067
\$5842.37

January 24, 2025 25-00304L

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 February 14th, 2025 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 40320 2008 Chevrolet VIN#: 1G1YY25W985108533 Lienor: A.J's Auto and Fleet Service Inc 11857 Metro Pkwy Fort Myers 239-936-2526 Lien Amt \$964.98 40321 2016 Land Rover VIN#: SALWR2EF9GAI11720 Lienor: Jaguar Land Rover Fort Myers 15875 S Tamiami Trl Fort Myers 239-454-4444 Lien Amt \$1,298.38 40322 2018 Land Rover VIN#: SALGS5RE-8JA507544 Lienor: Jaguar Land Rover Fort Myers 15875 S Tamiami Trl Fort Myers 239-454-4444 Lien Amt \$3,768.20

January 24, 2025 25-00282L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/7/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1978 BARR HS FL-FL2A826331301 & FLFL2B826331301. Last Tenants: JAMES JEROME JAGOSH, DENNIS GRZESEK, AND GEORGE BEILMAN and all unknown parties beneficiaries heirs. Sale to be at MHC BUCCANEER ESTATES LLC, 2210 N TAMIAAMI TR, NORTH FORT MYERS, FL 33903. 813-282-5925.

January 24, 31, 2025 25-00309L

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 Social on 47th located at 909 SE 47th Ter, Unit 101-102 in the City of Cape Coral, Lee County, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of January, 2025. Social on 47th, LLC
January 24, 2025 25-00291L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Eric Reinertsen / FLORIDA PARADISE PUBLISHING LLC will engage in business under the fictitious name INFOSOURCEBOOKS.COM, with a physical address 27265 HIGH SEAS LANE BONITA SPRINGS, FL 34135, with a mailing address 27265 HIGH SEAS LANE BONITA SPRINGS, FL 34135, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 24, 2025 25-00284L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Matias Diego Martin will engage in business under the fictitious name DIEGO'S LAWN MAINTENANCE, with a physical address 370 KINGSTON DR E FORT MYERS, FL 33905, with a mailing address 370 KINGSTON DR E FORT MYERS, FL 33905, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 24, 2025 25-00283L

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 JC Elgin, Attorney and Counselor at Law located at 12858 Banyan Creek Drive Suite 102 in the City of Fort Myers, Lee County, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of January, 2025. JC Elgin, PA
Jonathon C. Elgin
January 24, 2025 25-00299L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3770 Division Probate IN RE: ESTATE OF JUNE A. LEDERER A/K/A JUNE ASFOUR LEDERER Deceased.

The administration of the estate of June A. Lederer a/k/a June Asfour Lederer, deceased, whose date of death was October 28, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 24, 2025.

Personal Representative:
Joseph M. DeVecchis
6206 Saint Andrews Cir N
Fort Myers, Florida 33919
Attorney for Personal Representative:
/s/ Lance M. McKinney
Lance M. McKinney, Attorney
Florida Bar Number: 882992
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: lancem@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
January 24, 31, 2025 25-00297L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-002819 Division: Probate In Re: Estate of Delores K. Watson Deceased

The administration of the estate of Delores K. Watson deceased, whose date of death was November 10, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, 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 24, 2025.

Personal Representative:
Kenneth L. Watson
9987 Mar Lago Circle
Fort Myers, FL 33919
Attorney for Personal Representative
Thomas A. Klug-Klug Law Firm
Email Addresses:
tomklug@klugtaxlawfirm.com
watsonk116@yahoo.com
Florida Bar No.: 22741
2222 W. Grand River Ave.
Okemos, MI 48864
(517) 349-5584
January 24, 31, 2025 25-00276L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003258 IN RE: THE ESTATE OF William George Finke, deceased

The administration of the Estate of WILLIAM GEORGE FINKE deceased, whose date of death was August 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 24, 2025.

Personal Representative:
Pamela Finke
Attorney for Personal Representative:
Jack Pankov, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
January 24, 31, 2025 25-00277L

FIRST INSERTION

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

Probate Division
File No. 24-CP-003633
IN RE: ESTATE OF HAROLD SPENCER COLE, deceased.

The ancillary administration of the testate estate of Harold Spencer Cole, deceased, whose date of death was June 2, 2024, File Number 24-CP-003633, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, PO Box 9346, Fort Myers, FL 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice to Creditors is January 24, 2025.

Sherman Cole,
Personal Representative
6320 W. 127th Terrace
Overland Park, Kansas 66209
Brian J. Downey, Esq.
FL Bar Number: 0017975
BARRETT MCNAGNY LLP
Attorney for Personal Representative
215 E. Berry Street
Fort Wayne, IN 46802
(260) 423-8874
bjd@barrettlaw.com
January 24, 31, 2025 25-00281L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-3707 IN RE: ESTATE OF Frederick Hugh Bowman Deceased.

The administration of the estate of Frederick Hugh Bowman, deceased, whose date of death was October 23rd, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO 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 24, 2025.

Maria Del Carmen Bowman
P.O. Address: 20500 Rookery Drive,
Esterro, FL 33928
Ged Law
Attorneys for Personal Representative
7955 Airport Pulling Road North
Suite 202
Naples, FL 34109
Telephone: 2395145048
Florida Bar No. 18808
Email Addresses: dged@ged-law.com
January 24, 31, 2025 25-00290L

Q&A

What is a public notice?

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003908
IN RE: ESTATE OF
ALBERTO MOYANO IBARRA,
Deceased.

The administration of the estate of ALBERTO MOYANO IBARRA, Deceased, whose date of death was October 11, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 732.221.

The date of first publication of this notice is January 24, 2025.

CLAUDIA CARINA RODRIGUEZ,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
January 24, 31, 2025 25-00292L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
File No. 24-CP-3790
Division: Probate
IN RE: ESTATE OF
PHYLLIS A. HART
Deceased.

The administration of the estate of Phyllis A. Hart, 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 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. 732.221, 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 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 24, 2025.

Personal Representative:
Melissa J. Glath
17187 Malaga Rd.
Fort Myers, Florida 33967
Attorney for Personal Representative:
Hayley E. Donaldson, Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbslaw.com
Secondary E-Mail:
bmerhige@sbslaw.com
January 24, 31, 2025 25-00311L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-003299
Division: Probate
IN RE: ESTATE OF
ERIC J. EISELMAN,
Deceased.

The administration of the estate of Eric J. Eiselman, deceased, whose date of death was September 7, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 24, 2025.

Personal Representative:
Tara Eiselman
1052 Wilshire Dr.
Fort Myers, FL 33919
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
January 24, 31, 2025 25-00278L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000059
Division P(6)
IN RE: ESTATE OF
FLORENCE ELEANOR
GLICKMAN,
Deceased.

The administration of the estate of FLORENCE ELEANOR GLICKMAN, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. 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. 732.221, 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 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 24, 2025.

Personal Representative:
LORI S. HORSLEY
11942 W. Long Circle, Unit 103
Littleton, CO 80127
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq.,
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
E-Mail: rudy@suarezlawyers.com
January 24, 31, 2025 25-00294L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-117
Division Probate
IN RE: ESTATE OF
MONICA RUTH STEELE
Deceased.

The administration of the estate of Monica Ruth Steele, deceased, whose date of death was October 19, 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. 732.221, Florida Statutes.

All 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 24, 2025.

Personal Representative:
Russell Steele
2520 Briggs Ave.
Chattanooga, TN 37415
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@dorcelandlaw.com
Secondary E-Mail:
probate@dorcelandlaw.com
January 24, 31, 2025 25-00302L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003878
IN RE: ESTATE OF
LAURIE KAY KAIL
Deceased.

The administration of the estate of Laurie Kay Kail, deceased, whose date of death was September 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.

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 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 24, 2025.

Personal Representative:
/s/ Christopher Miller
Christopher Miller
5882 Elizabeth Ann Way
Fort Myers, Florida 33912
Attorney for Personal Representative:
/s/ Monica T. Johnson
Monica Johnson, Esq., Attorney
Florida Bar Number: 1028229
Sunshine State Law, PLLC
2058 Cottage Street
Fort Myers, Florida 33901
Telephone: (239) 790-4477
Fax: (239) 201-2662
E-Mail:
info@sunshinestatelawoffice.com
January 24, 31, 2025 25-00312L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 23-CP-2998
IN RE: The Estate of
ROBERT L. CAMENZIND,
Deceased.

The administration of the estate of ROBERT L. CAMENZIND, deceased, whose date of death was April 7, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

THE 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. 732.221.

The date of first publication of this notice is January 24, 2025.

Personal Representative:
Janice Buenger
17799 Old Jamestown Rd.
Florissant, MO 63034
Personal Representative:
Laura Camenzind
19823 Gulf Blvd.
Indian Shores, FL 3378
Attorney for Personal Representatives:
Gary F. Ritter
Fla. Bar No. 0492051
24341 Copperleaf Blvd.
Bonita Springs, FL 34135
Tel.: (239) 390-0081
January 24, 31, 2025 25-00279L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP- 002183
IN RE: ESTATE OF
MARGUERITE JESSIE LUSNEY,
Deceased.

The administration of the Estate of Marguerite Jessie Lusney, deceased, whose date of death was July 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.

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 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 24, 2025.

Personal Representative:
DocuSigned by: Karen Ward
Karen Jean Ward
1508 Newlands Cres.
Burlington, Ontario Canada L7M1N9
Attorney for Personal Representative:
/s/ Lisa Curia George
Lisa Curia George, Attorney
Florida Bar Number: 1033829
Hagen Law Firm
5290 Summerlin Commons Way,
Suite 1003
Fort Myers, FL 33907
Telephone: (239) 275-0808
Fax: (239) 275-3313
E-Mail: lisa@mikehagen.com
Secondary E-Mail:
michelle@mikehagen.com
January 24, 31, 2025 25-00301L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000018
IN RE: ESTATE OF
JOHN PAUL THOMPSON,
Deceased.

The administration of the estate of JOHN PAUL THOMPSON, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 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. 732.221,

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 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 24, 2025.

Personal Representative:
/s/Lori Thompson
LORI THOMPSON
1821 SW 45th Lane
Cape Coral, Florida 33914
Attorney for Personal Representative:
/s/Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN,
RICE, PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail:
lmintz@gbclaw.com
January 24, 31, 2025 25-00289L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003864
IN RE: ESTATE OF
MARVIN LEE PRICE
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 Marvin Lee Price, deceased, File Number 24-CP-003864, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was November 2, 2024; that the total value of the estate is (-\$213.62) and that the names and addresses of those to whom it has been assigned by such Order are:

| Name | Address |
|--------------------|--------------------|
| Angel Price Moretz | 1189 Teaberry Lane |

Lenoir, NC 28645
Maude Judy Ann Massagee
231 Hemlock St.
Hudson, NC 28638
Ted Jacob Price
1800 Churchill Rd.
Connelly Springs, NC 28612
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 prop-

erty 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.

The date of first publication of this Notice is January 24, 2025.

Personal Giving Notice:
Angel Price Moretz

| | |
|-------------------------------------------------------|-----------|
| 1189 Teaberry Lane Lenoir, NC 28645 | |
| Attorney for Person Giving Notice Carol R. Sellers | |
| Florida Bar Number: 893528 | |
| 3525 Bonita Beach Rd., Ste 103 | |
| Bonita Springs, FL 34134 | |
| Telephone: (239) 992-2031 | |
| Fax: (239) 992-0723 | |
| E-Mail: csellers@richardson-sellers.com | |
| January 24, 31, 2025 | 25-00296L |

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003886 IN RE: THE ESTATE OF: PATRICK D. GEIST Deceased.

The administration of the estate of PATRICK D. GEIST, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court of Lee County, Florida Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 24, 2025.

Personal Representative:

Robert Magda 2479 Woodbourne Place Cape Coral, FL 33991

Attorney for Personal Representative: WESLEY T. MATHIEU, ESQ. sklawyers, pllc 1314 Cape Coral Pkwy E. Ste. 320 Cape Coral, FL 33904 Telephone: (239) 772-1993 Email: wmathieu@sklawyers.net Florida Bar No. 116222 January 24, 31, 2025 25-00295L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-3928 IN RE: ESTATE OF SHERYL A. CEFALONI, Deceased.

The administration of the estate of SHERYL A. CEFALONI, deceased, whose date of death was July 26, 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.

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 24, 2025.

NICOLE M. CEFALONI Personal Representative

5653 Markley Avenue Las Vegas, NV 89141

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com January 24, 31, 2025 25-00298L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24 CP 2823 IN RE: ESTATE OF DONNA GRACE KRSTOSEK Deceased.

The administration of the Estate of Donna Grace Krstosek, deceased, File Number 24 CP 2823, 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 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 33.702 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.

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

The date of first publication of this Notice is January 24, 2025.

Personal Representative:

John Murawski 472 Dewhurst Street Port Charlotte, FL 33954

Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com January 24, 31, 2025 25-00293L

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-003343 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. NICKSONIA THELUSMA; AQUA FINANCE, INC.; LEE COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SAINT JUSTE JOURDELAN; 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.realeforeclose.com at 9:00 AM on the 06 day of March, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 21, BLOCK 39, UNIT 10, LEHIGH ACRES, A SUBDIVISION, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 160, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 410 EISENHOWER BLVD, LEHIGH ACRES, FL 33974

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 01/16/2025 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 24-01205 January 24, 31, 2025 25-00274L

--- SALES ---

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-001721 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. KRISTIN NICOLE LOCH, et al., Defendants.

NOTICE is hereby given that, Kevin C. Karnes Clerk of the Circuit Court of Lee County, Florida, will on February 27, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realeforeclose.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: Lot 245, of PORTICO PHASE IIIA, according to the Plat thereof, as recorded in Instrument No. 2021000005974, of the Public Records of Lee County, Florida. Property Address: 14720 Cantabria Drive, Fort Myers, FL 33905 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. WITNESS my hand and official seal of this Honorable Court this day of 01/16/2025, 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 floridaeservice@tblaw.com January 24, 31, 2025 25-00272L

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-000173 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JOHN P. KATZ A/K/A JOHN PATRICK KATZ; UNKNOWN SPOUSE OF JOHN P. KATZ A/K/A JOHN PATRICK KATZ; WENDY KATZ A/K/A WENDY CAROLINE BASTOS A/K/A WENDY C. KATZ A/K/A WENDY CAROLINE FESSLER; 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.realeforeclose.com at 9:00 AM on the 06 day of March, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 32 AND 33, BLOCK 2771, CAPE CORAL UNIT 40, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 3209 NW 2ND PL, CAPE CORAL, FL 33993

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

Dated this day of 01/16/2025 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 23-02644 January 24, 31, 2025 25-00275L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1818 Division Probate IN RE: ESTATE OF JOSEPH B. BRANDS, JR. Deceased.

The administration of the estate of Joseph B. Brands, Jr., deceased, whose date of death was February 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 24, 2025.

Personal Representative:

/s/ William J. Brands William J. Brands 10723 Mirasol Drive, #307 Miramar Lakes, FL 33913

Attorney for Personal Representative: s/ Amanda M. Dorio Amanda M. Dorio, Attorney Florida Bar Number: 77411 Henderson Franklin Starnes & Holt, P.A. 8889 Pelican Bay Boulevard, Suite 400 Naples, FL 34108 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: amanda.dorio@henlaw.com Secondary E-Mail: barbra.asselto@henlaw.com January 24, 31, 2025 25-00310L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-3470 Division Probate IN RE: ESTATE OF EDWIN HUMMELSTEIN Deceased.

The administration of the estate of EDWIN HUMMELSTEIN, deceased, whose date of death was July 31, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 24, 2025.

Signed on this 22nd day of January, 2025.

Thomas F. Hudgins, Esq. THOMAS F. HUDGINS Personal Representative

2800 Davis Blvd., #203 Naples, FL 34104

/s/ Thomas F. Hudgins, Esq. Thomas F. Hudgins, Esq. Attorney for Personal Representative Florida Bar No. 970565 Thomas F. Hudgins, Attorney at Law, PLLC 2800 Davis Blvd., #203 Naples, FL 34104 Telephone: (239) 263-7660 Email: ted@naplestax.com Secondary Email: service@naplestax.com January 24, 31, 2025 25-00319L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-3048 IN RE: ESTATE OF Bonnie May Moody, Deceased.

The administration of the estate of Bonnie May Moody, deceased, whose date of death was May 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 24, 2025.

Michael Moody c/o Ged Law

7955 Airport Road North, #202 Naples, FL 34109

Ged Law Attorneys for Personal Representative 7955 Airport Pulling Road North Suite 202 Naples, FL 34109 Telephone: 2395145048 Florida Bar No. 18808 Email Address: dged@ged-law.com January 24, 31, 2025 25-00303L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003869 Division Probate IN RE: ESTATE OF JOAN A. REICHENBACH Deceased.

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

The date of first publication of this notice is January 24, 2025.

Personal Representative:

David C. Ryan 126 Chestnut St., Durham, NC 27707

Attorney for Personal Representative: Tasha A. Warnock, Esq. Attorney for Personal Representative Florida Bar Number: 116474 The Warnock Law Group 6843 Porto Fino Circle Fort Myers, FL 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com January 24, 31, 2025 25-00317L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Division: Probate IN RE: ESTATE OF LARRY ROBERT LYONS, Deceased.

The administration of the Estate of LARRY ROBERT LYONS, deceased, whose date of death was June 29, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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 Fla. Stat. § 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. §732.2211.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLA. STAT. § 733.702 WILL BE FOREVER BARRED.

The date of first publication of this notice is January 24, 2025.

Personal Representative:

/s/ Chloe Lyons CHLOE ELIZABETH CATHERINE FISHER LYONS 2005 7 Avenue SE Calgary, Alberta T2G0K2 Canada

Attorney for Personal Representative: /s/ M. Travis Hayes M. TRAVIS HAYES, ESQ. Florida Bar No. 27883 GUNSTER, YOAKLEY & STEWART, P.A. 5551 Ridgewood Drive, Suite 501 Naples, Florida 34108 Telephone: (239) 514-1000 Facsimile: (239) 236-0299 Attorney E-Mail: thayes@gunster.com Secondary E-Mail: snieder@gunster.com Secondary E-Mail: jstevenson@gunster.com ACTIVE:35069857.1 January 24, 31, 2025 25-00313L

SAVE TIME legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

-- 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-004056
PENNYMAC LOAN SERVICES, LLC,
 Plaintiff, vs.
JAMES FAULKNER; RIVA DEL LAGO CONDOMINIUM ASSOCIATION, INC.;
 UNKNOWN SPOUSE OF JAMES FAULKNER; 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 27 day of March, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 1502-N, OF RIVA DEL LAGO CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN INSTRUMENT NO. 2005000128203, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS

THERE TO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. PROPERTY ADDRESS: 14300 RIVA DEL LAGO DR APT 1502, FORT MYERS, FL 33907

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 01/17/2025

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
 24-01149
 January 24, 31, 2025 25-00286L

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-006508
EF MORTGAGE, LLC,
 Plaintiff, vs.
HAIMISH HOMES LLC; JULIUS DAVID VAN ROOYEN; ELLEN KATHLEEN VIANCOURT A/K/A ELLEN KATHLEEN VAN ROOYEN;
 TITAN CONTRACTING, LLC;
 UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
 Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 15, 2025, and entered in Case No. 24-CA-006508, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein EF MORTGAGE, LLC is Plaintiff and JULIUS DAVID VAN ROOYEN; ELLEN KATHLEEN VIANCOURT A/K/A ELLEN KATHLEEN VAN ROOYEN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HAIMISH HOMES LLC; TITAN CONTRACTING, LLC; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on the 6 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

SEE EXHIBIT A
 EXHIBIT "A"
 LEGAL DESCRIPTION
 From the Southeast corner of the West half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 44 South, Range 24 East, run West along the South line of said Section for 127 feet; thence run North

parallel to the East line of said fraction of a section for 486 feet; thence deflect left 36 degrees 19' and run Northwesterly for 343.2 feet to the point of beginning of the lands hereby conveyed. From said point of beginning, deflect left 96 degrees 00' from the last mentioned course and run Southwesterly 68.3 feet; thence run Northwesterly along the Easterly side of a street 50 Feet wide on the arc of a curve to the right of radius 370 feet for 97.0; thence run Northeasterly, along a line converging Northeasterly 7 degrees 44' with the first mentioned course from the point of beginning for 302 feet to the waters of a lagoon; thence run Southeasterly along said waters for 59 feet; thence run Southwesterly to the point of beginning.

The above described parcel is Lot 11, BELLE AIRE LAGOON, according to the plat thereof on file in the public records of Lee County, Florida, in Plat book 9, at page 72.

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 01/15/2025.

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

Submitted by:
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 24-01044 CSLC
 January 24, 31, 2025 25-00271L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE-PROPERTY IN THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 24-CA-005918
DAN PARTNERS LIMITED, a
British Virgin Islands Company,
 Plaintiff, v.
3 FIFTHS HOLDINGS LLC, a
Florida Limited Liability Company;
DAMIEN GRIDER, an Individual;
and JOHN DOE AND ALL OTHERS
 IN POSSESSION,
 Defendants.

TO: Damien Grider whose last known address is 2311 NW 21 Place Cape Coral, FL 33993
 YOU ARE NOTIFIED THAT an action to Foreclose Mortgage Non-Homestead the concerning the following property in Lee County, Florida:

Lots 30 and 31, Block 3890, Unit 53, Cape Coral Subdivision, according to the plat thereof, as recorded in Plat Book 19, Page(s) 64 through 78, of the Public Records of Lee County, Florida.
 a/k/a: 2311 NW 21st Pl, Cape Coral, FL 33993
 Folio ID: 10040963
 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on DANIEL J. MENDEZ, Esq., the plaintiff's attorney, whose address is Law Offices Mendez & Mendez, 7400 S.W. 57 Court, Suite 202, South Miami, Florida 33143 within 30 days and file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

Verified Return of Non-Service on Defendant, DAMIEN GRIDER, was filed on December 13, 2024, under Docket Entry Number 14.

DATED: 01/16/2025

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

LAW OFFICES OF MENDEZ & MENDEZ, P.A.
 Attorneys for Plaintiff
 7400 S.W. 57th Court, Suite 202
 South Miami, FL 33143
 (305) 667-0112 Telephone
 By: Sergio L. Mendez, Esq.
 Florida Bar Number 472761
 sergio@mendezandmendezlaw.com
 X Daniel J. Mendez, Esq.
 Florida Bar Number 112086
 daniel@mendezandmendezlaw.com
 January 24, 31, 2025 25-00268L

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

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-007675
TRS 401K PLAN & TRUST,
 Plaintiff, vs.
HORIZON TRUST COMPANY CUSTODIAN FBO VINSON FOSTER IRA; MICHAEL EWERS; DELVA CAMERON
 and **FLORIDA LANDMAR COMMUNITIES, INC. FKA LEHIGH CORPORATION,**
 Defendants.

TO: HORIZON TRUST COMPANY CUSTODIAN FBO VINSON FOSTER IRA, C/O NORTHWEST REGISTERED AGENT, INC. 2201 MENAUL BLVD NE, STE A ALBUQUERQUE, NM 87107
 MICHAEL EWERS, 153 BAIER AVE, APT 49, SOMERSET, NJ 08873-2046
 DELVA CAMERON, 153 BAIER AVE, APT 49, SOMERSET, NJ 08873-2046
 YOU ARE NOTIFIED that an action to quiet title to the following properties in Lee County, Florida:

LOT 25, BLOCK 39, UNIT 7, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF THAT CERTAIN SUBDIVISION KNOWN AS LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF

LEE COUNTY, FLORIDA, IN PLAT BOOK 18, PAGE 8.
 Parcel ID: 10-45-27-L2-07039.0250
 And;
 LOT 3, BLOCK 32, UNIT 6, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 144, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before February 25, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED ON 01/16/2025

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

SOKOLOF REMTULLA, LLP
 6801 Lake Worth Road, Suite 100E
 Greenacres, FL 33467
 Telephone: 561-507-5252
 Facsimile: 561-342-4842
 E-mail: pleadings@sokrem.com
 Counsel for Plaintiff
 Jan. 24, 31; Feb. 7, 14, 2025
 25-00269L

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-004385
PENNYMAC LOAN SERVICES, LLC,
 Plaintiff, vs.
YINET HERRAN;
 ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION;
 FLORIDA WINDOW & DOOR;
 STONEYBROOK AT GATEWAY MASTER ASSOCIATION, INC.;
 UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WILSON CRUZ A/K/A WILSON J. CRUZ; KENIA ISSE; 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 27 day of February, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 25, BLOCK G, STONEYBROOK AT GATEWAY UNIT 2, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 26 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 12858 IVORY STONE LOOP, FORT MYERS, FL 33913

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 01/16/2025,

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
 24-01607
 January 24, 31, 2025 25-00273L

FIRST INSERTION

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

24-CA-005295
INTERCAP LENDING, INC.,
 Plaintiff, vs.

PAUL GOODWIN; LARA NOELLE GOODWIN; CARRIAGE HOMES III AT ARBORWOOD PRESERVE CONDOMINIUM ASSOCIATION, INC.; ARBORWOOD PRESERVE PROPERTY OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
 Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 13, 2025 in Civil Case No. 24-CA-005295, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, INTERCAP LENDING, INC. is the Plaintiff, and PAUL GOODWIN; LARA NOELLE GOODWIN; CARRIAGE HOMES III AT ARBORWOOD PRESERVE CONDOMINIUM ASSOCIATION, INC.; ARBORWOOD PRESERVE PROPERTY OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO

ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on February 13, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 1922, IN BUILDING 19, OF CARRIAGE HOMES III AT ARBORWOOD PRESERVE, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2020000125947, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED.

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

WITNESS my hand and the seal of the court on 01/15/2025

CLERK OF THE COURT
 Kevin C. Karnes
 (SEAL) N. Watson
 Deputy Clerk

ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 5300 West Atlantic Avenue
 Suite 303
 Delray Beach, FL 33484
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1625-015B
 January 24, 31, 2025 25-00270L

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-003988
CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-ARI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
 Plaintiff, vs.
ULRIKA MANSON A/K/A ULRIKA MANSSON, et al.
 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 27, 2024, and entered in 24-CA-003988 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-ARI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff and ULRIKA MANSON A/K/A ULRIKA MANSSON; UNKNOWN SPOUSE OF ULRIKA MANSON A/K/A ULRIKA MANSSON; STONEYBROOK AT GATEWAY MASTER ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on February 20, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 32, BLOCK C, STONEYBROOK AT GATEWAY - UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 Property Address: 9649 BLUE STONE CIR, FORT MYERS, FL 33913

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

Dated this day of 01/21/2025

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 Attorneys for Plaintiff
 6409 Congress Avenue, Suite 100,
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Fax: 561-997-6909
 23-138245 - MaM
 January 24, 31, 2025 25-00307L

FIRST INSERTION

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

Case No. 23-CA-013526
Freedom Mortgage Corporation
 Plaintiff, vs.

Rebeca Estevez; Juan C. Vargas Barrio; Unknown Spouse of Juan C. Vargas Barrio
 Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale entered in Case No. 23-CA-013526 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Rebeca Estevez; Juan C. Vargas Barrio; Unknown Spouse of Juan C. Vargas Barrio are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.lee.realforeclose.com, beginning at 09:00 AM on the 17th day of April, 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 01/17/2025
 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
 January 24, 31, 2025 25-00288L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 24-CA-000735
SABAL SPRINGS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,
 Plaintiff, vs.
WALTER KOPROWSKI AND ANN KOPROWSKI FAMILY TRUST
 UTD JANUARY 20, 1998; et al,
 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated January 15, 2025 in Case No. 24-CA-000735 in the Circuit Court in and for Lee County, Florida wherein SABAL SPRINGS HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation, is Plaintiff, and WALTER KOPROWSKI AND ANN KOPROWSKI FAMILY TRUST UTD JANUARY 20, 1998, et al, is the Defendant, I, Clerk of Court, Kevin C. Karnes will sell to the highest and best bidder for cash at 9:00 A.M. (Eastern Time) on FEBRUARY 13, 2025. Foreclosure Auctions will be held online at www.lee.realforeclose.com in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 4, BLOCK 15A, SABAL SPRINGS GOLF AND RACQUET CLUB, UNIT FOUR-A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 59 AT PAGES 77 THROUGH 78, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 A/K/A: 17920 ANTHEMIUM LANE, NORTH FORT MYERS, FL 33917.

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

Dated: 01/17/2025,

KEVIN C. KARNES
 CLERK OF THE CIRCUIT COURT
 Lee County, Florida
 (SEAL) N. Watson
 DEPUTY CLERK OF COURT

Submitted By:
 FLORIDA COMMUNITY LAW GROUP, P.L.
 Attorneys for Plaintiff
 P.O. Box 292965
 Davie, FL 33329-2965
 Tel: (954) 372-5298
 Fax: (866) 424-5348
 Email: jared@fclg.com
 January 24, 31, 2025 25-00287L

FIRST INSERTION

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

CASE NO. 23-CA-009811
FLAGSTAR BANK, N.A.,
 Plaintiff, vs.
DANEVIA POWELL; MELWIN GRACIA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS;
 Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 19, 2024, and entered in Case No. 23-CA-009811, of the Circuit Court of the Twentieth Judicial Circuit in and for LEE County, Florida. FLAGSTAR BANK, N.A. (hereafter "Plaintiff"), is Plaintiff and DANEVIA POWELL; MELWIN GRACIA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS, are defendants. Kevin Karnes, Clerk of the Circuit Court for LEE, County Florida will sell to the highest and best bidder for cash Via the internet at www.lee.realforeclose.com, at 9:00 a.m., on the 20TH day of FEBRUARY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 86 AND 87, BLOCK 3822, CAPE CORAL UNIT 52, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 49 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this day of 01/21/2025

Kevin Karnes
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY N. Watson
 As Deputy Clerk

Van Ness Law Firm, PLC
 1239 E. Newport Center Drive
 Suite #110
 Deerfield Beach, Florida 33442
 Phone (954) 571-2031
 Pleadings@vanlawfl.com
 FB18691-23/sap
 January 24, 31, 2025 25-00300L

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No: 24-CC-00981 BAYSHORE COMMONS COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JERRY MIKULANEC, SR., et al., Defendants.

Notice is hereby given pursuant to a Final Summary Judgment filed the 21st day of January, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein BAYSHORE COMMONS COMMUNITY ASSOCIATION, INC. is the Plaintiff and JERRY MIKULANEC, SR. is the Defendant.

Lot 158 of BAYSHORE COMMONS, according to the plat thereof, recorded in Instrument No. 2006000404369, Public Records of Lee County, Florida Strap #31-43-25-32-00000.1580

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 before the Clerk reports the surplus as unclaimed.

Dated on this 01/22/2025 Kevin C. Karnes, Clerk of the Circuit Court (SEAL) By: N. Watson Deputy Clerk

Keith H. Hagman, Esq., P.O. Box 1507, Fort Myers, Florida 33902-1507, keithhagman@paveselaw.com glendahaskell@paveselaw.com January 24, 31, 2025 25-00318L

FIRST INSERTION

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

Case No. 21-CC-004287 SEMINOLE GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs. MARGARET A. CHADBURN, UNKNOWN SPOUSE OF MARGARET A. CHADBURN AND ALL OTHER OCCUPANTS OF 431 VAN BUREN STREET #B4, FORT MYERS, FL 33916 Defendants.

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

APARTMENT B-4, SEMINOLE GARDEN APARTMENTS, CONDOMINIUM UNIT B, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ON FILE AND RECORDED IN OFFICIAL RECORDS BOOK 901, PAGE 294, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel ID #: 08-44-25-P2-0250B.0040 Property Address: 431 Van Buren Street #B4, Fort Myers, FL 33916

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

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: 01/21/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Watson Deputy Clerk

Diane M. Simons, Esq., 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907 January 24, 31, 2025 25-00306L

FIRST INSERTION

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

Case No.: 22 DR 001492 Division: Family IN RE THE MARRIAGE OF: ALLISON GRAINGER, Plaintiff, and MITCHELL BROSTROM, Respondent

TO: Mitchell Brostrom 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 Jami L. Duckson, Petitioner's attorney, whose address is 2743 First Street, 903, Fort Myers, Florida 33916, on or before February 24, 2025, and file the

original with the clerk of this court at Lee County Courthouse, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED this 14th day of January, 2025.

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

Jami L. Duckson, Petitioner's attorney, 2743 First Street, 903, Fort Myers, Florida 33916 Jan. 24, 31; Feb. 7, 14, 2025 25-00266L

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-005631 WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF ALTHEA TOMLINS; ASCENTIUM CAPITAL LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALEXANDER MOORE; JOZIAH MOORE; ORLANDO L. MOORE; ALEXIS NATALIA MOORE; JAYLENA MOORE; ORYANA MOORE; 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 5 AND 6, BLOCK 2645,

CAPE CORAL UNIT 38, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1117 NW 6TH AVENUE, CAPE CORAL, FL 33993

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

Dated this day of 01/17/2025 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 24-02079 January 24, 31, 2025 25-00285L

FIRST INSERTION

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

Case No.: 24-CA-6466 TOWD POINT MORTGAGE TRUST 2020-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIUS G. BALOGH, et al., Defendants.

TO: DANIEL JOHN SHEA III YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 16, BLOCK B, OF TANGLEWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 14, ET SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 within thirty (30) days after the first publication of

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

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

WITNESS my hand and the seal of this Court this 22nd day of January, 2025.

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

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-02131 January 24, 31, 2025 25-00316L

FIRST INSERTION

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

CIVIL ACTION Case No.: 24-CA-7887 DAWN HOROWITZ, Plaintiff, vs. CHERYL MONESMITH, LAWRENCE J. HOROWITZ, MARCIA HOROWITZ, HOWARD HYMOWITZ AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA ROTH and STANLEY ROTH, Defendants.

TO: STANLEY ROTH, 19 Whitman Boulevard, Manalapan, New Jersey 07726

COMES NOW, the Plaintiff, DAWN HOROWITZ, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on December 11, 2024. Case No: 2024-CA-7887.

1. Legal Description: Unit 43 of Hidden Harbor One, a condominium under the Declaration of Condominium recorded in Official Records Book 929, Page 277, as shown by the survey recorded in Condominium Book3 at page 98, and all amendments to such instruments, all in the Public Records of Lee County, Florida, together with the undivided interest of the unit in the common elements of the Condominium.

Parcel ID: 15-45-24-24-00000.0430 More Commonly known as: 4308 Hidden Harbour Blvd., Fort Myers, FL 33919

You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE OF POWELL, JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before March 3, 2025, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

DATED THIS 22nd DAY OF January, 2025.

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

Richard M. Ricciardi, Jr., Esq. Richard M. Ricciardi, Jr., Esquire Florida Bar No. 90567 Your Advocates Attorney for Plaintiff 2050 McGregor Blvd. Fort Myers, FL 33901 (239) 689-1096 (Telephone) (239) 791-8132 (Facsimile) rricciardi@your-advocates.org Jan. 24, 31; Feb. 7, 14, 2025 25-00314L

FIRST INSERTION

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

Case No.: 24-CA-006313 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF OSCAR GOMEZ, DECEASED, ET AL., Defendant(s).

To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF OSCAR GOMEZ, DECEASED (RESIDENCE UNKNOWN)

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

LOT 66 OF THE CERTAIN SUBDIVISION KNOWN AS IMPERIAL RIVER ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN O.R. BOOK 28, PAGE 387, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THE SOUTHWESTERN MOST 15 FEET OF ABUTTING LOT 65 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERN MOST CORNER OF LOT 66 AND THE WESTERN MOST CORNER OF LOT 65, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 45 DEGREES 14 MINUTES 50 SECONDS EAST ALONG THE NORTHWESTERLY BOUNDARY OF LOT 65 FOR 15 FEET; THENCE CONTINUE SOUTH 44 DEGREES 45 MINUTES 10 SECONDS EAST FOR 130.0 FEET TO THE NORTHWESTERLY R/W OF A 60' ROADWAY (KNOWN AS IMPERIAL

RIVER DRIVE PER MAP ALTHOUGH POSTED AS PINECREST LANE); THENCE CONTINUE SOUTH 45 DEGREES 14 MINUTES 50 SECONDS WEST ALONG SAID R/W FOR 15 FEET TO THE SOUTHERN MOST CORNER OF LOT 65 AND THE EASTERN MOST CORNER OF LOT 66; THENCE CONTINUE NORTH 44 DEGREES 45 MINUTES 10 SECONDS WEST ALONG THE COMMON LINE DIVIDING LOTS 65 AND 66 FOR 130.0 FEET TO THE POINT OF BEGINNING. a/k/a 27616 Pinecrest Ln, Bonita Springs, FL 34135

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this day of 01/16/2025

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 January 24, 31, 2025 25-00267L

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-005272 THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. WALTER E. SEMENUK; WALTER JOSEPH SEMENUK, INDIVIDUALLY AND AS TRUSTEE OF THE REGINA MARY SEMENUK PRIMARY TRUST AGREEMENT, U/T/D NOVEMBER 8, 2011; WALTER JOSEPH SEMENUK, INDIVIDUALLY AND AS TRUSTEE OF THE SEMENUK JOINT PRIMARY TRUST AGREEMENT, U/T/D DECEMBER 18, 2012; REGINA M. SEMENUK, INDIVIDUALLY AND AS TRUSTEE OF THE REGINA MARY SEMENUK PRIMARY TRUST AGREEMENT, U/T/D NOVEMBER 8, 2011; REGINA M. SEMENUK, INDIVIDUALLY AND AS TRUSTEE OF THE SEMINUK JOINT PRIMARY TRUST AGREEMENT, U/T/D DECEMBER 18, 2012; THE UNKNOWN SUCCESSOR, TRUSTEE(S) OF THE REGINA MARY SEMENUK PRIMARY TRUST AGREEMENT, U/T/D NOVEMBER 8, 2011; THE UNKNOWN SUCCESSOR, TRUSTEE(S) OF THE SEMENUK JOINT PRIMARY TRUST AGREEMENT, U/T/D DECEMBER 18, 2012,

Defendants NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 13, 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(s) No.(s) 38 in Condominium Parcel No.(s) 114, of THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any, pursuant to the Final Judgment of 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 01/21/2025,

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 48109 / 12-27721 January 24, 31, 2025 25-00308L

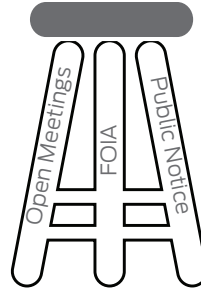
HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
• Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
• When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
• On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
• Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
• A file copy of your delivered affidavit will be sent to you.



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

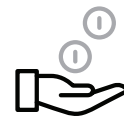


Verifiability



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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

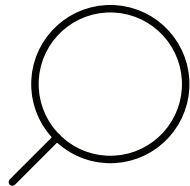


Citizens continue to learn about vital civic matters from newspaper notices.

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

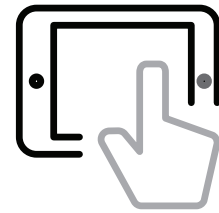
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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

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- Mortgage Foreclosures
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SUBSEQUENT INSERTIONS

--- ESTATE / ACTION ---

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2024-CA-7214

CYAN STAR LLC,
Plaintiff, v.
JAMES T. BONHAM; ET AL.,
Defendants.

To PABLO ANIBAL VACA VILLAGOMEZ; MONICA ELIZABETH CHILIQUE-INGA ONA; FULTON J. CARRIGAN:

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

LEHIGH ACRES UNIT 14 BLK 23 PB 20 PG 34 LOT 26 More commonly known as: 947 Derby Street, Lehigh Acres, FL 33974 AND LEHIGH ACRES UNIT 7 BLK 25 DB 254 PG 75 LOT 13 W 1/2 LESS SUBSURFACE RIGHTS ASSESSED UNDER 15-44-27-99-07025.013A AS DESC IN 2024000048276 More commonly known as: 1205 East 14th Street, Lehigh Acres, FL 33972

has been filed by Plaintiff, CYAN STAR LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before February 19, 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

Witness my hand and the seal of this court on this day of 01/10/2025

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

Alisa Wilkes, Esq.
 Wilkes & Mee, PLLC
 13400 Sutton Park Dr., S, Suite 1204
 Jacksonville, FL 32224
 Jan. 17, 24, 31; Feb. 7, 2025

25-00212L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 24-CP-003924

IN RE: The Estate of Delores Rosina Bilello, Deceased.

The administration of the estate of Delores Rosina Bilello, deceased, whose date of death was June 19, 2021, and whose social security number is xxx-xx-xxxx, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is January 17, 2025.

Personal Representative:
James Robin Markert

Attorney for Personal Representative, James Robin Markert:
 ALLAN T. GRIFFITH P.A.
 2100 McGregor Boulevard
 Fort Myers, FL 33901
 (239) 334-9199
 allan@allantgriffith.com
 Allan T. Griffith, Esquire
 Florida Bar #173669
 January 17, 24 2025

25-00234L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 25-CP-0050

Division Probate Division
IN RE: ESTATE OF
William Henry Trovinger II
Deceased.

The administration of the estate of William Henry Trovinger II, deceased, whose date of death was 6th day of April, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is CLERK OF COURT, LEE COUNTY JUSTICE CENTER, POST OFFICE BOX 9346 FORT MYERS, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative:
/s/ Kennice Fay Bright
Kennice Fay Bright

1145 Crestwood Street East,
 Lehigh Acres, Florida 33974
 Attorney for Personal Representative:
 /s/ Kenneth K. Thompson
 Kenneth K. Thompson
 Florida Bar No. 0344044
 Kenneth K. Thompson, P. A. Attorney
 at Law
 1150 Lee Boulevard, Suite 1A
 Lehigh Acres, Florida 33936
 Telephone: (239) 369-5664
 Fax: 239-369-00873
 Email:
 ken@kenthompson-lawoffice.com
 Secondary Email:
 yvette@kenthompson-lawoffice.com
 Attorney for Petitioner Kennice Faye
 Bright
 January 17, 24, 2025 25-00204L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-3845

Division Probate
IN RE: ESTATE OF
JUSTIN CHARLES CLEMENTS
Deceased.

The administration of the estate of Justin Charles Clements, deceased, whose date of death was October 1, 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. 732.221, 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 17, 2025.

Personal Representative:
Kevin Clements
 10 Island View Ave
 Saco, Maine 04072

Attorney for Personal Representative:
 Nancy J. Gibbs, Esq.
 E-mail Addresses:
 nancy@sgnapleslaw.com,
 kerry@sgnapleslaw.com
 Florida Bar No. 15547
 Skrivan & Gibbs, PLLC
 1110 Pine Ridge Road, Ste. 300
 Naples, Florida 34108
 Telephone: (239) 597-4500
 January 17, 24, 2025 25-00215L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-3898
IN RE: ESTATE OF
VOLKER SCHAEFFNER
Deceased.

The administration of the estate of Volker Schaeffner, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal 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. 732.221, 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 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 17, 2025.

Personal Representative:
Claudia Schaeffner
 Riedeselstr. 38
 82319 Starnberg
 Germany

Attorney for Personal Representative:
 Alexandra Kleinfeldt
 Attorney for Personal Representative
 Florida Bar Number: 1010753
 Kleinfeldt Law Firm, PLLC
 5237 Summerlin Commons Blvd.,
 Suite 401
 Fort Myers, Florida 33907
 Telephone: (239) 888-4291
 alexandra@kleinfeldtlawfirm.com
 service@kleinfeldtlawfirm.com
 January 17, 24, 2025 25-00214L



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THIRD 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, grant-

ees, 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 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

SECOND INSERTION

Public Notice

Effective Jan. 4, 2025, Immanuel Amis-sah, MD, is no longer practicing medicine at WellMed. Patients may continue care at WellMed at North Tamiami Trail. For questions or copies of medical records call: 1-239-567-1000 WellMed at North Tamiami Trail 18900 North Tamiami Trail, Suite 9 North Fort Myers, FL 33903 Phone: 1-239-567-1000 Fax: 1-239-567-1008 Jan. 17, 24, 31; Feb. 7, 2025 25-00256L

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: 11301 Bonita Beach Rd. SE. Bonita Springs, FL 34125 Phone: 239-221-0521 Auction Date: 02-06-25 Time: 12:30 pm Donald Patterson Household Items

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 may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 17, 24, 2025 25-00238L

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: 28239 S. Tamiami Trl Bonita Springs, FL 34134 February 6th, 2025 at 9:45am

Anthony Wood Household Goods/Furniture Alanna O'Neill Boxes, bikes, furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 17, 24, 2025 25-00226L

THIRD 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

THIRD 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

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

THIRD 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, Flor-

ida 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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE TWENTIETH CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-22 IN RE: ESTATE OF CATHERINE M. LINDQUIST Deceased. The administration of the estate of CATHERINE M. LINDQUIST, 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 1700 MONROE ST, FORT MYERS, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 17, 2025. Signed on this 27 day of December, 2024.

Anthony Wood Household Goods/Furniture Alanna O'Neill Boxes, bikes, furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 17, 24, 2025 25-00238L

Anthony Wood Household Goods/Furniture Alanna O'Neill Boxes, bikes, furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 17, 24, 2025 25-00226L

Anthony Wood Household Goods/Furniture Alanna O'Neill Boxes, bikes, furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 17, 24, 2025 25-00226L

Anthony Wood Household Goods/Furniture Alanna O'Neill Boxes, bikes, furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 17, 24, 2025 25-00226L

Anthony Wood Household Goods/Furniture Alanna O'Neill Boxes, bikes, furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 17, 24, 2025 25-00226L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003902 Division PROBATE IN RE: ESTATE OF JERRY DURWARD HUSSEY 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 Jerry Durward Hussey, deceased, File Number 24-CP-003902, 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 September 25, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Jennifer Hussey Keene 10 Georgetown Fort Myers, FL 33919 Jerry Durward Hussey, Jr. 5501 Cheshire Drive #101 Fort Myers, FL 33912 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

FOR THE LATER OF 3 MONTHS AFTER 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 17, 2025. Signed on this 12th day of December 2024. Marc Blais Personal Representative 2623 Pierreette Cumberland, ON, Canada K4C1B6 Susan M. Larned, Esq. Attorney for Personal Representative Florida Bar No. 1011025 The Larned Law Group, P.A. 12734 Kenwood Lane Suite 39 Fort Myers, FL 33907 Telephone: 239-202-2881 Email: susan@larnedlegal.com January 17, 24, 2025 25-00243L

FOR THE LATER OF 3 MONTHS AFTER 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 17, 2025. Signed on this 12th day of December 2024. Marc Blais Personal Representative 2623 Pierreette Cumberland, ON, Canada K4C1B6 Susan M. Larned, Esq. Attorney for Personal Representative Florida Bar No. 1011025 The Larned Law Group, P.A. 12734 Kenwood Lane Suite 39 Fort Myers, FL 33907 Telephone: 239-202-2881 Email: susan@larnedlegal.com January 17, 24, 2025 25-00243L

FOR THE LATER OF 3 MONTHS AFTER 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 17, 2025. Signed on this 12th day of December 2024. Marc Blais Personal Representative 2623 Pierreette Cumberland, ON, Canada K4C1B6 Susan M. Larned, Esq. Attorney for Personal Representative Florida Bar No. 1011025 The Larned Law Group, P.A. 12734 Kenwood Lane Suite 39 Fort Myers, FL 33907 Telephone: 239-202-2881 Email: susan@larnedlegal.com January 17, 24, 2025 25-00243L

FOR THE LATER OF 3 MONTHS AFTER 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 17, 2025. Signed on this 12th day of December 2024. Marc Blais Personal Representative 2623 Pierreette Cumberland, ON, Canada K4C1B6 Susan M. Larned, Esq. Attorney for Personal Representative Florida Bar No. 1011025 The Larned Law Group, P.A. 12734 Kenwood Lane Suite 39 Fort Myers, FL 33907 Telephone: 239-202-2881 Email: susan@larnedlegal.com January 17, 24, 2025 25-00243L

THIRD INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA-6691 JAMES F. FOREST, Plaintiff, -vs- 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 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

FOURTH 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 FROCKS, 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 Willibrord 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 35, OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA. LOTS 8 AND 9, BLOCK 2614, UNIT 37, CAPE CORAL SUB-DIVISION, 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002618 IN RE: ESTATE OF OSMAN BULENT ZAFIS, Deceased.

The administration of the estate of Osman Bulent Zafis, deceased, whose date of death was January 28, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Circuit Court, 1700 Monroe St., Fort Myers, FL, 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 17, 2025.

Personal Representative:

Signed by: Tulun Aydogan Tulun Aydogan 67 Frederick Ave. Clifton, NJ 07013

Attorney for Personal Representative: /s/ Jeffrey A. Attia Jeffrey A. Attia E-Mail Address: jeff@jeffreyattialaw.com Florida Bar No. 0108199 The Law Office of Jeffrey Attia, PA 6719 Winkler Road, Suite 114 Fort Myers, FL 33919 Telephone: 239-919-2318 January 17, 24, 2025 25-00213L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003632 IN RE: ESTATE OF MARY ANN WIDNER, Deceased.

The administration of the estate of MARY ANN WIDNER, Deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 17, 2025.

JAMES WIDNER IV, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com January 17, 24, 2025 25-00201L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003632 IN RE: ESTATE OF ERNEST CHARLES BURGOYNE, Deceased.

The administration of the estate of ERNEST CHARLES BURGOYNE, Deceased, whose date of death was December 29, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 17, 2025.

DIANE BURGOYNE, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com January 17, 24, 2025 25-00200L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003124 IN RE: ESTATE OF LEO M. GEORGE Deceased.

The administration of the Estate of Leo M. George, deceased, whose date of death was August 2, 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 17, 2025.

Personal Representative:

/s/ Rhonda L. Birty Rhonda L. Birty 528 Wood St., Apt A Pitcairn, PA 15140

Attorney for Personal Representative: /s/ Carol R. Sellers Carol R. Sellers Florida Bar Number: 893528 Law Offices of Richardson & Sellers, PA 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723 E-Mail: csellers@richardsonsellers.com January 17, 24, 2025 25-00233L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003223 Division: Probate IN RE: ESTATE OF JUNE CAROLYN SWEENEY, a/k/a JUNE C. SWEENEY, Deceased.

The administration of the estate of June Carolyn Sweeney, a/k/a June C. Sweeney, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 17, 2025.

Personal Representative:

John R. Sweeney John R. Sweeney 427 Klemann Rd. Gilbertsville, PA 19525

Attorney for Personal Representative: Joe C. Cuffel Attorney for Personal Representative 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 January 17, 24, 2025 25-00203L

SECOND INSERTION

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 17, 2025.

Personal Representative:

Anthony J. Robertson 20285 Napa Loop Estero, Florida 33928

Joseph M. Higgins 1700 Monroe St., Fort Myers, Florida 33901 Attorney for Personal Representative: 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: skyler@grantcottrell.com January 17, 24, 2025 25-00202L

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

SANIBEL BEACH CLUB / STATE OF FLORIDA, COUNTY OF LEE

Pursuant to Section 721.855, Florida Statutes, Sanibel Beach Club 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 Sanibel Beach Club 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 Sanibel Beach Club 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 1146, at Page 2083, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Sanibel Beach Club 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 Sanibel Beach Club 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: January 10, 2025

By: Harry Klausner, Esq., as Trustee EXHIBIT "A" Legal Description of property being foreclosed: Unit Week (see below) in Condominium Parcel Letter (see below) in Building Number (see below) and its undivided share of the common elements of Sanibel Beach Club, a condominium, according to the Declaration of Condominium and exhibits thereof, as recorded in Official Records Book 1146, beginning at Page 2083, and as amended in Official Records Book 1178, Page 1213, and Official Records Book 1178, page 1216, as to Phase I; as recorded in Official Records Book 1146, beginning at Page 2154, and as amended in Official Records Book 1178, Page 1218, as to Phase II; as recorded in Official Records Book 1144, beginning at Page 1340, and as amended in Official Records

Book 1146, Page 2080, as to Phase III; as recorded in Official Records Book 1251, beginning at Page 1746, as to Phase IV; and as amended in Official Records Book 2034, beginning at Page 4528, and as amended in Official Records Book 2499, Page 2487, and as amended in Official Records Book 2578, Page 2964, and as amended in Instrument Number 2007000267272, as to all Phases, all of the Public Records of Lee County, Florida and all further amendments thereto, if any.

Owner(s)-Obligor(s)*** / Unit Week Description / Default Date / Instr # Lien / Lien Amount / Daily Per Diem of Lien Amount / Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address

Robert Rice and Toni Rice / Unit Week 25 Condominium Parcel Letter B Building Number 1 / February 1, 2024 // \$1,924.07 / \$1.08 / \$3,645.36 / 392 NE 82nd Ter Miami FL 33138

Thomas L. Woods / Unit Week 20 Condominium Parcel Letter B Building Number 4 / February 1, 2024 // \$2,153.97 / \$1.19 / \$3,877.13 / 9547 Lantern Bay Cir West Palm Beach FL 33411

Donald Baker and Gisela Baker / Unit Week(s) 51, 1 & 2 Condominium Parcel Letter D Building Number 4 / February 1, 2024 // \$6,176.92 / \$3.25 / \$10,985.49 / 544 Earlston Rd Kenilworth IL 60043

Kathleen M. Wade / Unit Week 32 Condominium Parcel Letter B Building Number 2 / February 1, 2024 // \$2,153.97 / \$1.19 / \$3,877.13 / 190 Reeder Dr Butler OH 44822

Paula L. Guffey a/k/a Paula Z. Guffey and William P. Guffey / Unit Week(s) 49 & 50 Condominium Parcel Letter A Building Number 4 / February 1, 2024 // \$4,057.94 / \$2.17 / \$7,321.24 / 1285 Fairfax Manor Dr Carmel IN 46032 ***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) January 17, 24, 2025 25-00216L

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE

Sanibel Beach Club / Pursuant to Section 721.855, Florida Statutes, on February 7, 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 23, 2021, in Instrument Number 2021000133619, of the Public Records of Lee County, Florida, by reason of a non continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Sanibel Beach Club, recorded in Official Records Book 1146, at Page 2083, 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: January 10, 2025

By: Harry Klausner, Esq., as Trustee EXHIBIT "A" Legal Description of property being foreclosed: Unit Week (see below) in Condominium Parcel Letter (see below) in Building Number (see below) and its undivided share of the common elements of Sanibel Beach Club, a condominium, according to the Declaration of Condominium and exhibits thereof, as recorded in Official Records Book 1146, beginning at Page 2083, and as amended in Official Records Book 1178, Page 1213, and Official Records Book 1178, page 1216, as to Phase I; as recorded in Official Records Book 1144, beginning at Page 1340, and as amended in Official Records Book 1146, Page 2080, as to Phase III; as recorded in Official Records Book 1251, beginning at Page 1746, as to Phase IV; and as amended in Official Records Book 2034, beginning at Page 4528, and as amended in Official Records Book 2499, Page 2487, and as amended in Official Records Book 2578, Page 2964, and as amended in Instrument Number 2007000267272, as to all Phases, all of the Public Records of Lee County, Florida and

all further amendments thereto, if any.

Owner(s)-Obligor(s)* / Unit Week Description / Default Date / Instr # Lien / Lien Amount / Daily Per Diem of Lien Amount / Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address

Robert Rice and Toni Rice / Unit Week 25 Condominium Parcel Letter B Building Number 1 / February 1, 2024 / 2024000327601 / \$1,924.07 / \$1.08 / \$3,645.37 / 392 NE 82nd Ter Miami FL 33138

Thomas L. Woods / Unit Week 20 Condominium Parcel Letter B Building Number 4 / February 1, 2024 / 2024000327601 / \$2,153.97 / \$1.19 / \$3,877.14 / 9547 Lantern Bay Cir West Palm Beach FL 33411

Donald Baker and Gisela Baker / Unit Week(s) 51, 1 & 2 Condominium Parcel Letter D Building Number 4 / February 1, 2024 / 2024000327601 / \$6,176.92 / \$3.25 / \$10,985.53 / 544 Earlston Rd Kenilworth IL 60043

Kathleen M. Wade / Unit Week 32 Condominium Parcel Letter B Building Number 2 / February 1, 2024 / 2024000327601 / \$2,153.97 / \$1.19 / \$3,877.14 / 190 Reeder Dr Butler OH 44822

Paula L. Guffey a/k/a Paula Z. Guffey and William P. Guffey / Unit Week(s) 49 & 50 Condominium Parcel Letter A Building Number 4 / February 1, 2024 / 2024000327601 / \$4,057.94 / \$2.17 / \$7,321.26 / 1285 Fairfax Manor Dr Carmel IN 46032

*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)

January 17, 24, 2025 25-00217L



--- ACTIONS / SALES ---

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. 19-CA-002883

PennyMac Loan Services, LLC, Plaintiff, vs. **Sarah L. Allen, et al.,** Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-002883 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Sarah L. Allen; Unknown Spouse of Sarah L. Allen; Rachel L. Snyder; Unknown Spouse of Rachel L. Snyder; The Islands at Three Oaks Homeowners' Association, Inc.; Three Oaks I Master Association, Inc. 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:

LOT 4, BLOCK 1, THE ISLANDS AT THREE OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 71, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TAX ID: 15-46-25-01-00001.0040

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 01/09/2025.

Kevin C. 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 # 19-F00755
January 17, 24, 2025 25-00198L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-007397

HOMEBRIDGE FINANCIAL SERVICES, INC., Plaintiff, vs. **MICHAEL A. FEE FKA ALAN MICHAEL FEE NKA MICHAEL ALAN FEE, et al,** Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 27, 2024, and entered in Case No. 2023-CA-007397 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Homebridge Financial Services, Inc., is the Plaintiff and Michael A. Fee fka Alan Michael Fee nka Michael Alan Fee; Casi J. Strader aka Casi Jean Strader; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 24th day of April, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

NORTH ONE-HALF (N 1/2) OF LOT 2 AND NORTH ONE-HALF (N 1/2) OF LOT 3, BLOCK 62, UNIT 22, LEE-LAND HEIGHTS, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN DEED BOOK 256, PAGE 580, AND IN PLAT BOOK 15, PAGE 46, BOOK 20, PAGE 2, PUBLIC RECORDS, LEE COUNTY, FLORIDA.
A/K/A 602 HARRISON DR LEHIGH ACRES FL 33936

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this day of 01/08/2025

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

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
CT- 23-003945
January 17, 24, 2025 25-00194L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-006422

BANK OF AMERICA, N.A., Plaintiff, vs. **ANGEL HUERTAS AKA ANGEL L. HUERTAS, et al,** Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 4, 2024, and entered in Case No. 2023-CA-006422 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Bank of America, N.A., is the Plaintiff and Angel Huertas aka Angel L. Huertas; Ileana C. Huertas; Imperial Roofing Company, LLC; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 6th day of March, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 47 AND 48, BLOCK 717, CAPE CORAL, UNIT 21, AS RECORDED IN PLAT BOOK 13, PAGES 149 TO 173, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 1125 SE 19TH TERRACE 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 in Lee County, Florida this day of 01/08/2025

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

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
CT- 23-003755
January 17, 24, 2025 25-00193L

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-005233

EXPRESS RESTORATION, LLC, a Florida Limited Liability Company, Plaintiff, vs. **JKS CONSTRUCTION & ENGINEERING INC., a Florida Corporation,** Defendant.

To: JKS CONSTRUCTION & ENGINEERING, INC., a Florida Corporation c/o Reife N. Petersen, Registered Agent 925 East Industrial Circle, Unit 9 Cape Coral, FL 33909

YOU ARE NOTIFIED that an action on a worth payment instrument, for quantum meruit and for account stated has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew S. Toll, Esq., Toll Law, 210 Del Prado Blvd. S., Suite 1, Cape Coral, Florida 33990 on or before February 19, 2025 after the first Publication of the Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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, the provision of certain assistance. Within working days of your receipt of this notice, contact the Deputy Court Administrator at 239-533-5000; 1700 Monroe Street, Fort Myers, Florida 33901.

WITNESS my hand and seal of this Court this day of 01/10/2025

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

Matthew S. Toll, Esq.
Toll Law
210 Del Prado Blvd. S., Suite 1
Cape Coral, Florida 33990
Jan. 17, 24, 31; Feb. 7, 2025
25-00211L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-006154

LAKE MICHIGAN CREDIT UNION, Plaintiff, vs. **DALE M. PETITO AKA DALE PETITO, et al,** Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 27, 2024, and entered in Case No. 2024-CA-006154 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Lake Michigan Credit Union, is the Plaintiff and Dale M. Petito aka Dale Petito; CB Roofing Construction Inc; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 20th day of February, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 13, BLOCK 3555, CAPE CORAL UNIT 47 PART 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 32, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 1717 NE 6TH TER CAPE CORAL, FL 33909

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this day of 01/08/2025

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

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
CT- 24-028009
January 17, 24, 2025 25-00195L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-3475

GREEN COAST HOMES, INC., a Florida Corporation, Plaintiff, vs. **ALBERT WILLARD,** Defendant.

NOTICE IS HEREBY given as required by a Final Judgment of Lien Foreclosure (Count I and II) entered in Case No. 24-CA-3475 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where GREEN COAST HOMES, INC. CORPORATION is the Plaintiff and ALBERT WILLARD is the Defendant. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on February 13, 2025, the following described property in accordance with the Summary Final Judgment in Foreclosure:

Lots 61 and 62, Block 3968, Cape Coral Unit 55, according to the plat thereof recorded as Plat Book 19, Pages 92 through 106, inclusive, in the official records of Lee County, Florida.
STRAP: 08-44-23-C3-03968. 0610
A/K/A 224 NW 24th Place, Cape Coral, FL 33993

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 01/13/2025.

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

Richard Inglis, Esq.
Freidin & Inglis, P.A.
2245 McGregor Boulevard
Fort Myers, FL 33901
January 17, 24, 2025 25-00223L

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. 24-CC-6066

MARTINIQUE II AT BRIDGETOWN HOMEOWNERS ASSOCIATION, INC. , A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. **MOLLY NICHOLSON, ET AL.,** DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 30, 2024, and entered in Case No. 24-CC-6066 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein MARTINIQUE II AT BRIDGETOWN HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and Molly Nicholson 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 30th day of January, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 124, Bridgetown at the Plantation, Phase Two, according to the plat thereof, as recorded in Instrument Number 2006000065850, of the Public Records of Lee County, Florida.
A/K/A: 11212 Suffield Street, Fort Myers, FL 33913

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 in accordance with Florida Statutes, Section 45.031.

DATED this day of 01/08/2025
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:
cofoservicemail@beckerlawyers.com
25991712.v1.M17764/420181
January 17, 24, 2025 25-00197L

SECOND INSERTION

NOTICE OF SALE

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION
CASE NO.: 24-CC-005956

PREFERRED MATERIALS, INC., a Foreign corporation, Plaintiff, vs. **THE G STEEL GROUP, LLC, a Florida Limited liability company, PABLO MARTINI, 2812 49TH ST SW, LLC, a Florida limited liability company, 3215 8TH ST SW, LLC, a Florida limited liability company, and 3802 3RD ST SW, LLC, a Florida limited liability company,** Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Lee County, Florida, the Clerk will sell the property described below situated in Lee County, Florida, described as:

3802 3rd Street Southwest, Lehigh Acres, Florida, Lot 13, Block 51, Lehigh Acres Unit 5, as per Plat Book 15 Page 90, and being more particularly described in Notice of Commencement recorded as instrument number 2024000058546, Lee County, Florida

at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website www.lee.realforeclose.com at 9:00 a.m. on March 6, 2025.

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 said court on January 10, 2025.

Kevin C. Karnes, Clerk
Lee County Clerk of the Court
P.O Box 2469
Clearwater, Florida 33756
By: N. Watson (SEAL)
Deputy Clerk
January 17, 24, 2025 25-00221L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-009293

WELLS FARGO BANK, N.A., Plaintiff, vs. **PETER J. KUBETSCHKEK, et al,** Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 19, 2024, and entered in Case No. 2023-CA-009293 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Peter J. Kubetschek; Coleen Kubetschek aka Coleen M. Kubetschek; Barbara Jean Michael Elmeer aka Barbara Michael Jean Elmeer; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 24th day of April, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 20, BLOCK 6, COPPERHEAD PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 1 THROUGH 11, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 9135 LEATHERWOOD LOOP LEHIGH ACRES FL 33936

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this day of 01/08/2025

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

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
CT- 23-007092
January 17, 24, 2025 25-00196L

SECOND INSERTION

NOTICE OF SALE

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION
CASE NO.: 24-CC-005956

PREFERRED MATERIALS, INC., a Foreign corporation, Plaintiff, vs. **THE G STEEL GROUP, LLC, a Florida Limited liability company, PABLO MARTINI, 2812 49TH ST SW, LLC, a Florida limited liability company, 3215 8TH ST SW, LLC, a Florida limited liability company, and 3802 3RD ST SW, LLC, a Florida limited liability company,** Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Lee County, Florida, the Clerk will sell the property described below situated in Lee County, Florida, described as:

3215 8th Street Southwest, Lehigh Acres, Florida, Lot 3, Block 91, Lehigh Acres Unit 11, as per Plat Book 15, Page 91, and being more particularly described in Notice of Commencement recorded as instrument number 2024000058544, Lee County, Florida

at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website www.lee.realforeclose.com at 9:00 a.m. on March 6, 2025.

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 said court on January 10, 2025.

Kevin C. Karnes, Clerk
Lee County Clerk of the Court
P.O Box 2469
Clearwater, Florida 33756
By: N. Watson (SEAL)
Deputy Clerk
January 17, 24, 2025 25-00220L

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No. 23-CA-012274

Honorable Judge: LABODA PLANET HOME LENDING, LLC Plaintiff, vs. **RONALD YATES DAVIS, JR; UNKNOWN SPOUSE OF RONALD YATES DAVIS, JR; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;** Defendants,

NOTICE IS GIVEN that, in accordance with the Order Rescheduling Sale entered January 8, 2025, in the above-styled cause, Kevin Karnes, as the Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash online at <https://www.lee.realforeclose.com>. at 9:00 A.M. on May 1, 2025, the following described property:

LOTS 17 AND 18, BLOCK 50, UNIT NO. 7, SAN CARLOS PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 315, PAGES 141 THROUGH 143, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Tax ID/UPI No. 16-46-25-07-00050.0170
COMMONLY KNOWN AS: 18521 PHLOX DR, FORT MYERS, FL 33967

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

Dated this 01/09/2025
Kevin C. Karnes
Clerk of Court
(SEAL) N Watson

Attorney(s) for Plaintiff
605 E. Robinson, Suite 730
Orlando, FL 32801
Telephone: (407) 308-0991
Service:
mattw@wasingerlawoffice.com
By: /s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Fla. Bar No.: 0057873
January 17, 24, 2025 25-00199L

SECOND INSERTION

NOTICE OF SALE

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION
CASE NO.: 24-CC-005956

PREFERRED MATERIALS, INC., a Foreign corporation, Plaintiff, vs. **THE G STEEL GROUP, LLC, a Florida Limited liability company, PABLO MARTINI, 2812 49TH ST SW, LLC, a Florida limited liability company, 3215 8TH ST SW, LLC, a Florida limited liability company, and 3802 3RD ST SW, LLC, a Florida limited liability company,** Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Lee County, Florida, the Clerk will sell the property described below situated in Lee County, Florida, described as:

2812 49th Street Southwest, Lehigh Acres, Florida, Lot 17, Block 18, Lehigh Acres Unit 2, and being more particularly described in Notice of Commencement recorded as instrument number 2024000058543, Lee County, Florida

at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website www.lee.realforeclose.com at 9:00 a.m. on March 6, 2025.

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 said court on January 10, 2025.

Kevin C. Karnes, Clerk
Lee County Clerk of the Court
P.O Box 2469
Clearwater, Florida 33756
By: N. Watson (SEAL)
Deputy Clerk
January 17, 24, 2025 25-00219L

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-011419 RDA CONSULTING ENGINEERS, LLC d/b/a AMERICAN STRUCTURAL ENGINEERING, Plaintiff, v. BLACKTIP CONSTRUCTION GROUP, INC., a Florida profit corporation, JEFFERY S. BEACH, KIYO'S CONCRETE, INC., Florida corporation, HONC MARINE CONTRACTING, INC., Florida corporation, GOLDEN LOTUS, INC., Pennsylvania corporation, JACK GRIM, individually, ARTESIAN POOL CONSTRUCTION, INC., a Florida corporation, and HONC INDUSTRIES, INC., a Florida Corporation, Defendants. NOTICE IS HEREBY given that pursuant to a Final Summary Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein RDA CONSULTING ENGINEERS, LLC d/b/a AMERICAN STRUCTURAL ENGINEERING is the Plaintiff,

and BLACKTIP CONSTRUCTION GROUP, INC., is a Defendant, Kevin C. Karnes as Clerk of the Circuit Court shall sell to the highest and best bidder for cash via online auction held at www.lee.realforeclose.com on February 6, 2025 at 9:00 a.m., the real property described as set forth in the Final Summary Judgment, to-wit: Lots 61 and 62, Block 3867, Cape Coral Unit 53 according to the map or plat thereof on file in the Office of the Clerk of Circuit Court recorded in Plat Book 19, Page 64, Public Records of Lee County, Florida. Folio ID Number: 10040386 Property Address: 1913 NW 20th Street, Cape Coral, Florida 33993 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 PENSENS, MUST FILE A CLAIM WITH THE CLERK IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031. Dated: 01/13/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) N. Watson Deputy Clerk of Court January 17, 24, 2025 25-00230L

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 36-2024-CA-003957 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KENNETH ALAN THOMAS AND HEIDI LYNN TELFORD, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 12, 2024, and entered in 36-2024-CA-003957 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and KENNETH ALAN THOMAS; HEIDI LYNN TELFORD; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 06, 2025, the following described property as set forth in

said Final Judgment, to wit: LOTS 57 AND 58, BLOCK 5601, CAPE CORAL SUBDIVISION, UNIT 84, ACCORDING TO PLAT THEROF AS RECORDED IN PLAT BOOK 24, PAGES 30 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 1521 NE 35TH LANE, CAPE CORAL, FL 33909 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 01/13/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-172518 - MaM January 17, 24, 2025 25-00232L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-002229 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B, Plaintiff, vs. SOUTHWEST CAPITAL INVESTMENTS LLC; MILLENNIUM CONTRACTORS LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, whose names are fictitious to account for parties in possession, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Summary Judgment of Foreclosure signed on November 12, 2024 and the Order Granting Plaintiff's Emergency Motion for an Order Cancelling January 9, 2025 Foreclosure Sale and Rescheduling Foreclosure Sale signed on January 10, 2025 in Civil Case Number 24-CA-002229 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B is the Plaintiff and SOUTHWEST CAPITAL INVESTMENTS LLC; MILLENNIUM CONTRACTORS LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, are the De-

pendants, Kevin C. Karnes, the Clerk of the Circuit Court and Comptroller for Lee County, Florida, will sell to the highest and best bidder for cash at public sale on February 27, 2025 at 9:00 a.m. ET by online auction at www.lee.realforeclose.com after having first given notice as required by Section 45.031, Florida Statutes, the following described property in Lee County, Florida, as set forth in the Final Summary Judgment of Foreclosure, to wit: LOTS 5 AND 6, BLOCK 224, CAPE CORAL, UNIT TWO, PART ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 129, PUBLIC RECORDS OF LEE COUNTY, FLORIDA PROPERTY ADDRESS: 210 SE 46TH TERRACE, CAPE CORAL, FLORIDA 33904 STRAP: 12-45-23-C4-00224.0050 / FOLIO ID: 10108787. THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. WITNESS my hand and official seal of this Court on 01/10/2025. KEVIN C. KARNES, CLERK OF THE COURT AND COMPTROLLER LEE COUNTY, FLORIDA BY: N. Watson (SEAL) AS DEPUTY CLERK January 17, 24, 2025 25-00222L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE No: 24-CA-000716 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, v. STANLEY PRADEL BATRAVILLE, ET AL., Defendants, NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated September 4, 2024 and Order Granting Plaintiff's Motion to Cancel Foreclosure Sale dated January 3, 2025, and entered in Case No. 24-CA-000716 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and STANLEY PRADEL BATRAVILLE; BERLANDE BATRAVILLE, is/are Defendant(s). Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on March 13, 2025 the following described property set forth in said Final Judgment, to wit: LOT 7, BLOCK 9, UNIT 1, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 78, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Commonly known as: 4707 7th St W, Lehigh Acres, FL 33971 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, 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. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED January 10, 2025 Kevin C. Karnes Clerk of Court (SEAL) N. Watson As Deputy Clerk /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembroke Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com LLS12451 January 17, 24, 2025 25-00210L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-002432 BANK OF AMERICA, N.A., Plaintiff, vs. LISA D. BURNS AKA LISA CHARLENE TREECE AKA LISA D. BURNS-TREECE, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 27, 2024, and entered in Case No. 2024-CA-002432 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Bank of America, N.A. is the Plaintiff and Lisa D. Burns aka Lisa Charlene Treece aka Lisa D. Burns-Treeces; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 20th day of February, 2025, the following described property as set forth in said Final Judgment of Foreclosure: THE FOLLOWING PROPERTY LOCATED IN THE LEE COUNTY, FLORIDA. COMMENCING AT THE CORNER OF SADLER ROAD AND POWELL DRIVE, THENCE RUN WEST ALONG THE NORTH SIDE OF POWELL DRIVE A DISTANCE OF 132.28' TO THE POINT OF BEGINNING, THENCE RUN NORTH A DISTANCE OF 200', THENCE RUN WEST A DISTANCE OF 132.8' THENCE RUN SOUTH A DISTANCE OF 200' TO THE NORTH SIDE OF POWELL DRIVE, THENCE RUN EAST 132.8' TO THE POINT OF BEGINNING A/K/A 1786 POWELL DR NORTH FORT MYERS FL 33917 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this day of 01/10/2025 Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida By: N. Watson (SEAL) Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com CT- 24-004818 January 17, 24, 2025 25-00208L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 22-CA-002894 SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH GROOMS, DECEASED; ROSE TRIPP A/K/A ROSE WITT, AS POTENTIAL HEIR OF KEITH GROOMS; JACK JULIAN GROOMS, JR., AS POTENTIAL HEIR OF KEITH GROOMS; PHILLIP RAY GROOMS, SR., AS POTENTIAL HEIR OF KEITH GROOMS; UNKOWN SPOUSE OF VINCENT R. URSITTI N/K/A CARMEN URSITTI, Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated December 6, 2024 entered in Civil Case No. 22-CA-002894 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH GROOMS, DECEASED; ROSE TRIPP A/K/A ROSE WITT, AS POTENTIAL HEIR OF KEITH GROOMS; JACK JULIAN GROOMS, JR., AS POTENTIAL HEIR OF KEITH GROOMS; PHILLIP RAY GROOMS, SR., AS POTENTIAL HEIR OF KEITH GROOMS; UNKOWN SPOUSE OF VINCENT R. URSIT-

TI N/K/A CARMEN URSITTI are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on February 13, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 4, BLOCK 89, PLAT OF UNITS 11 & 12, SECTION 25, TOWNSHIP 44 S, RANGE 26 E, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 21 THROUGH 23 AND DEED BOOK 289, PAGE 206, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 2615 6th Street W., Lehigh Acres, FL 33971 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. 01/10/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N. Watson DEPUTY CLERK OF COURT Submitted By: Jordan Shealy Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: 02201250-JMV January 17, 24, 2025 25-00209L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 23-CA-008811 LAND HOME FINANCIAL SERVICES, INC., Plaintiff, vs. GEORGE MERVIN ALLSHOUSE II; LEE COUNTY, FLORIDA; UNKNOWN TENANT #1 N/K/A KAYLA GIBSON; UNKNOWN TENANT #2 N/K/A ROBERT DUKES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 12, 2024 in Civil Case No. 23-CA-008811, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAND HOME FINANCIAL SERVICES, INC. is the Plaintiff, and GEORGE MERVIN ALLSHOUSE II; LEE COUNTY, FLORIDA; UNKNOWN TENANT #1 N/K/A KAYLA GIBSON; UNKNOWN TENANT #2 N/K/A ROBERT DUKES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on February 13, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 18, BLOCK 28, SUN-COAST ESTATES. AN UNRECORDED SUBDIVISION IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS SHOWN IN OFFICIAL RECORDS BOOK 566, PAGE 8, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1996 "MERI" DOUBLE WIDE MOBILE HOME: IDENTIFICATION #: FLHMBC198X39033B ; TITLE #: 70821304 IDENTIFICATION #: FLHMBC198X39033A ; TITLE #: 70821301 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. WITNESS my hand and the seal of the court on 01/13/2025. CLERK OF THE COURT Kevin C. Karnes (SEAL) N. Watson Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldrigepite.com 1100-849B January 17, 24, 2025 25-00237L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-000825 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JEMAL ALEMDAR; BRITTANY HERNANDEZ; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIANA HERNANDEZ, DECEASED; AIDEN HERNANDEZ; ANALISA HERNANDEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 9, 2024, and entered in 24-CA-000825 of the Circuit Court of the TWENTIETH Judicial Circuit in and for LEE County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JEMAL ALEMDAR; BRITTANY HERNANDEZ; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIANA HERNANDEZ, DECEASED; AIDEN HERNANDEZ; ANALISA HERNANDEZ 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 6, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, BLOCK 93, PLAT OF SOUTHWOOD UNIT 19, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 82 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 434 PICTURESQUE LEHIGH ACRES, FL 33974 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 12/09/2024 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 23-147125 - KrZ January 17, 24, 2025 25-00231L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA. CASE No. 22-CA-004470 BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. BLEEDNER, L J, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-004470 of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein, BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, and, BLEEDNER, L J, et al., are Defendants, I will sell to the highest bidder for cash at, WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 13 day of February, 2025, the following described property:

A, OF CALOOSA HATCHEE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 78, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. DATED this day of 01/14/2025 KEVIN C. KARNES Clerk Circuit Court (SEAL) By: N. Watson Deputy Clerk Submitted by: Michele Clancy GREENSPOON MARDER, LLP 100 West Cypress Creek Road Trade Centre South, Suite 700 Fort Lauderdale, FL 33309 954-491-1120 January 17, 24, 2025 25-00245L

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

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.

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003699
IN RE: ESTATE OF ROBERT R. CUMMINGS
Deceased.

The administration of the estate of Robert R. Cummings, deceased, whose date of death was January 23, 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 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 17, 2025.

Personal Representative:

Lynda Leonard Boyce
1330056 S. Cleveland Avenue, #304
Fort Myers, Florida 33907
Attorney for Personal Representative:
Beth A. Prather, Esq., Attorney
Florida Bar Number: 974692
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
courtneylovejoy@gskattorneys.com
Sec. E-Mail:
ruthmelendez@gskattorneys.com
01017994.DOC/1
January 17, 24, 2025 25-00244L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-003920
Division: Probate
IN RE: ESTATE OF JOSEPH C. ADKINS,
Deceased.

The administration of the Estate of Joseph D. Adkins, deceased, whose date of death was August 1, 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 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 17, 2025.

Personal Representative:

Alexandra Adkins
1750 Camden Rd., Apt. 523
Charlotte, NC 29203
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.kyle@gskattorneys.com
01020485.DOC/1
January 17, 24, 2025 25-00225L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-63
Division Probate
IN RE: ESTATE OF MARGARET ANN GOLICK
Deceased.

The administration of the estate of Margaret Ann Golick, deceased, whose date of death was October 20, 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 17, 2025.

Personal Representative:

Charles J. Martinko
4356 Lemongrass Drive
Fort Myers, Florida 33916
Attorney for Personal Representative:
Douglas A. Dodson, II, Attorney
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
January 17, 24, 2025 25-00241L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0077
Division: Probate
IN RE: ESTATE OF CAROLA A. JESCHKE
Deceased.

The administration of the estate of Carol A. Jeschke, deceased, whose date of death was November 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. 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 17, 2025.

Personal Representative:

Jeffrey G. Cory
15010 Shell Point Blvd.
Fort Myers, Florida 33908
Attorney for Personal Representative:
Hayley E. Donaldson, Attorney
Florida Bar Number: 1002236
SHEPPARD LAW FIRM
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail:
bmerhige@sbshlaw.com
January 17, 24, 2025 25-00246L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003761
Division Probate
IN RE: ESTATE OF TANYA LYNN SPAULDING
Deceased.

The administration of the estate of Tanya Lynn Spaulding, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2115 2nd St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2025.

Personal Representative:

Michael Vaughn Spaulding
14287 Royal Harbour Ct.
Fort Myers, Florida 33908
Attorney for Personal Representative:
Kelly L. Fayer, Attorney
Florida Bar Number: 0121126
12601 World Plaza Lane, Suite 2
Fort Myers, Florida 33907
Telephone: (239) 415-3434
Fax: (239) 433-3434
E-Mail: notice@fayerlaw.net
Secondary E-Mail:
service@lawspart.com
January 17, 24, 2025 25-00251L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000034
IN RE: ESTATE OF KATHRYN M. AGUGLIARO
Deceased.

The administration of the estate of Kathryn M. Agugliaro, deceased, whose date of death was September 27, 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 17, 2025.

Personal Representative:

Lenore Williams
617 NW 7th Place
Cape Coral, Florida 33993
Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruse Law, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
Secondary E-Mail:
denysekruse@gmail.com
January 17, 24, 2025 25-00257L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000080
IN RE: ESTATE OF RAYMOND PETER URYGA
Deceased.

The administration of the estate of Raymond Peter Uryga, deceased, whose date of death was December 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2025.

Personal Representative:

/s/ Luke Johnson
Luke Johnson
2058 Cottage Street
Fort Myers, Florida 33901
Attorney for Personal Representative:
/s/ Luke Tabor Johnson
Luke Tabor Johnson, Attorney
Florida Bar Number: 97966
Sunshine State Law, PLLC
2058 Cottage Street
Fort Myers, Florida 33901
Telephone: (239) 790-4477
Fax: (239) 201-2662
E-Mail:
luke@sunshinestatelawoffice.com
January 17, 24, 2025 25-00258L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003887
IN RE: ESTATE OF JOHN PATRICK CYMBOR
Deceased.

The administration of the estate of John Patrick Cymbor, deceased, whose date of death was October 6, 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 17, 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:
jamaink@bmdllc.com
4926-7139-6101, v. 1
January 17, 24, 2025 25-00259L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-62
Division Probate
IN RE: ESTATE OF BARBARA A. PLISGA,
aka BARBARA ANN PLISGA
Deceased.

The administration of the estate of Barbara A. Plisga, aka Barbara Ann Plisga, deceased, whose date of death was September 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida, 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2025.

Personal Representative:

Cynthia Embelton
101 Stoneybrook Way
Hermon, ME 04401
Attorney for Personal Representative:
Anthony J. Cetrangelo
Florida Bar Number: 0118134
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
P.O. Box 280
Fort Myers, FL 33902
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail:
anthony.cetrangelo@henlaw.com
Secondary E-Mail:
sabrina.guerin@henlaw.com
January 17, 24, 2025 25-00252L

Are internet-only legal notices sufficient?

ANo. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000079
IN RE: ESTATE OF KERRY ALAN BUCHHOLZ, Deceased.

The administration of the estate of KERRY ALAN BUCHHOLZ, deceased, whose date of death was December 15, 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 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 17, 2025.

DALLAS BUCHHOLZ
Personal Representative
3805 Brazillnut Ave.
Sarasota, FL 34234

James P. Hines, Jr.
Florida Bar No. 061492
Ashley G. Friedrich
Florida Bar No. 1007955
Attorneys for Personal Representative
Hines Norman Hines, P.L.
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
afriedrich@hnh-law.com
January 17, 24, 2025 25-00253L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2024-CP-003217
IN RE: THE ESTATE OF CHRISTIAN PAUL JOFFSON, deceased

The administration of the Estate of CHRISTIAN PAUL JOFFSON, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative:
Jack Pankov
Attorney for Personal Representative:
Jack Pankov, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
January 17, 24, 2025 25-00254L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003275
IN RE: ESTATE OF AURORA MAQUEIRA, Deceased.

The administration of the estate of AURORA MAQUEIRA, Deceased, whose date of death was July 15, 2022, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 732.221.

The date of first publication of this notice is January 17, 2025.

CARIDAD SANCHEZ,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
January 17, 24, 2025 25-00247L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2024-CP-003776
IN RE: THE ESTATE OF CONNIE BERNICE STANFIELD, deceased

The administration of the Estate of CONNIE BERNICE STANFIELD, deceased, whose date of death was July 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative:
Melissa C. Hill
Attorney for Personal Representative:
Jack Pankov, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
January 17, 24, 2025 25-00255L

NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, FLORIDA GENERAL CIVIL DIVISION
CASE NO.: 24-CA-007791
DIVISION: CIVIL

IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, vs. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS OR TO BE AFFECTED IN ANY WAY THEREBY:

Ibis Landing Community Development District (the "District") having filed its Complaint for Bond Validation of not to exceed \$20,000,000.00 principal amount of Ibis Landing Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the

issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing and equipping certain capital projects (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein and others having or claiming any right, title or interest in property to be affected by the issuance of the Ibis Landing Community Development District Special Assessment Bonds or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twentieth Judicial Circuit, in and for Lee County, Florida, appear on the 10th day of March, 2025, at the hour of 3:00 p.m., and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Ten (10) minutes have been set aside to consider this matter on said date and time in Division I (JACS confirmation number 958174). The hearing will be conducted via Zoom videoconferencing technology which may be accessed, without charge to the participant using the following information:

The Zoom link is https://zoom.us/join. The Zoom Meeting ID is **983 397 1054**.

Below please find the Zoom meeting information for the Hearing scheduled:

If you do not have a computer or smartphone, you will still be able to participate in the hearing by calling in using a telephone. Please note that there is a distinct numeric password for telephonic appearance.

If you are using a computer, smartphone, or tablet, you need to be sure that you have en-

abled the microphone, camera (if desired), and speaker prior to joining the meeting. The use of a camera is not required to participate, but is an available option and will permit the Judge to administer an oath to a person wishing to testify who she can see, hear, and positively identify. In such event, please have a form of identification available to produce by displaying to the camera. Please note that sometimes hearings run longer than scheduled and we may not start exactly at the designated time. You will remain in the waiting room until your case is called.

Two ways you may appear are as follows:

1. Use the following information to join a Zoom Meeting from an electronic device (computer, smartphone, or tablet with working microphone and speaker(s) and an optional camera), and joining with audio at:

Enter this Meeting ID on the Zoom website/app: Meeting ID: 983 397 1054

Note: If you have not used the Zoom app before, please ensure the Zoom app is installed on your electronic device prior to the hearing to avoid delay.

If your electronic device does not have a working microphone/speaker(s), you may also join with audio by following the prompts to dial in by telephone.

Or
2. Use a telephone for audio only, by following the prompts when you call:

Dial by your location
+1 786 635 1003 US (Miami)
+1 312 626 6799 US (Chicago)
+1 470 250 9358 US (Atlanta)
+1 470 381 2552 US (Atlanta)
+1 646 518 9805 US (New York)
+1 646 558 8656 US (New York)
+1 651 372 8299 US (St. Paul)
+1 267 831 0333 US (Philadelphia)
+1 301 715 8592 US (German-town)
+1 346 248 7799 US (Houston)
+1 602 753 0140 US (Phoenix)
+1 669 219 2599 US (San Jose)
+1 669 900 9128 US (San Jose)

+1 720 928 9299 US (Denver)
+1 971 247 1195 US (Portland)
+1 213 338 8477 US (Los Angeles)
+1 253 215 8782 US (Tacoma)
Meeting ID: 983 397 1054
Find your local number: https://zoom.us/j/9833971054
If you connect before the hearing is ready to begin, you may patiently wait in the waiting room to be brought into the hearing, as other hearings are being conducted.

Once in the hearing, REMEMBER YOU ARE IN COURT. DO NOT SPEAK "OVER" OTHERS AND MAINTAIN APPROPRIATE DECORUM.

If you have exhibits that you wish to introduce into evidence, THEY SHOULD BE FILED ELECTRONICALLY OR BY MAIL WITH THE CLERK OF COURT FAR IN ADVANCE OF THE HEARING, with sufficient time to be entered into the viewable Court file.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published for general circulation in Lee County, being the County wherein said Complaint for validation is filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

DONE AND ORDERED at the Courthouse in Lee County, Florida.

Keith R. Kyle, Circuit Court Judge
zWI-gwL2

24-CA-007791 01/13/2025 14:36:52
Electronic Service List:

Gregory L. Urbancic
<gurbancic@cyklawfirm.com>
Gregory L. Urbancic
<mjohnson@cyklawfirm.com>
Meagan E. Magaldi, Esq.
<MMagaldi@cyklawfirm.com>
Meagan Elizabeth Magaldi
<mmagaldi@cyklawfirm.com>
Meagan Elizabeth Magaldi
<cynkservice@cyklawfirm.com>
JoAnn N Biddle
<jbiddle@sao.cjis20.org>
January 17, 24, 2025 25-00236L

SECOND INSERTION

PLAINTIFF'S NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO: 24-CC-672
ONE STOP RESTORATION OF FL, LLC, Plaintiff, v. LINDA OGDEN, Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to the Default Final Judgment of Foreclosure entered in Civil Action No. 24-CC-672 in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein ONE STOP RESTORATION OF FL, LLC is the Plaintiff and LINDA OGDEN is the Defendant. Kevin C. Karnes, as Clerk of the Circuit Court, shall sell to the highest and best bidder by electronic sale BEGINNING AT 9:00 A.M. at www.lee.realforeclose.com, IN ACCORDANCE WITH SECTION 45.031, FLORIDA STATUTES, ON FEBRUARY 13, 2025, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:

With a Legal Description of:
ROYAL WOODS PH 2 BLDG 7071 OR 1638 PG 1872 UNIT D
More commonly known as: 6341 Royal Woods Drive, Fort Myers, Florida 33908 (hereafter "subject property").

ANY PERSONS CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME FOR THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
01/13/2025

Kevin C. Karnes,
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N. Watson
DEPUTY CLERK OF COURT

Submitted by:
Adam J. Stevens, Esq. (FBN 31898)
STEVENS LEGAL GROUP
4706 Chiquita Boulevard S.
PMB 308
Cape Coral, Florida 33914
Telephone: (239) 374-4353
Facsimile: (239) 374-4356
astevens@stevenslegalgroup.com
nbolden@stevenslegalgroup.com
fbenoit@stevenslegalgroup.com
Counsel for Plaintiff
January 17, 24, 2025 25-00224L

SECOND INSERTION

NOTICE AND ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION NO: 2024-CA-7747
VALIDATION OF THE NOT TO EXCEED \$75,000,000 CITY OF FORT MYERS, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2025

CITY OF FORT MYERS, FLORIDA, a municipal corporation and public body corporate and politic of the State of Florida, Plaintiff, vs. STATE OF FLORIDA, and the Taxpayers, Property Owners and Citizens thereof and of the City of Fort Myers, Florida, including non-residents owning property or subject to taxation therein, and all others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds herein described, or to be affected in any way thereby, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE CITY OF FORT MYERS, FLORIDA, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED OR TO BE AFFECTED IN ANY WAY THEREBY:

The City of Fort Myers, Florida (the "City"), having filed its Complaint for Validation of its not to exceed \$75,000,000 City of Fort Myers, Florida General Obligation Bonds, Series 2025 (a more particular description of the Bonds being contained in the Complaint) and thereby seeking validation of its authority to incur indebtedness, the revenues pledged to the payment thereof, and the legality and validity of proceedings in connection therewith, as more particularly set forth in the Complaint, and it appearing in and from said Complaint and the exhibits attached thereto that the City has adopted a resolution authorizing the issuance of the Bonds and it also appearing that all of the facts required by Chapter 75 of the Florida Statutes to be stated by said Complaint and exhibits are contained therein, and that the City prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED AND ADJUDGED that the State of Florida, through the State Attorney for the Twentieth Judicial Circuit of the State of Florida, and the taxpayers, property owners and citizens of the City of Fort Myers, Florida, including non-residents owning property or subject to taxation therein, and all others having or claiming any right, title, or interest in property to be affected by the issuance of the Bonds herein described or to be affected in any way thereby, appear on the **3rd day of March, 2025, at 11:00 a.m.**, before the Honorable Judge Kyle Cohen via the meeting instructions below and show cause, if any there be, why the prayers of the Complaint for Validation should not be granted and the legality of all proceedings in connection with issuance of the Bonds and other matters set forth in said Complaint should not be validated and confirmed as therein prayed.

The hearing in this matter will be conducted using the Zoom platform (www.zoom.us). There are no fees for attending this court hearing via the Zoom platform. At the designated hearing time, anyone interested in this bond validation proceedings may appear through Zoom at the following internet address https://zoom.us/j/8966003281 or by going to www.zoom.us and selecting the

"Join" option, then entering Meeting ID: 896 600 3281.

IT IS FURTHER ORDERED AND ADJUDGED that this Notice and Order to Show Cause shall be published in the manner required by Section 75.06, Florida Statutes, in a newspaper of general circulation in Lee County, Florida.

AND IT IS FURTHER ORDERED AND ADJUDGED that, by such publication of this Order, all the taxpayers, property owners and citizens of the City of Fort Myers, Florida, including non-residents owning property or subject to taxation therein, and all others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds herein described or to be affected in any way thereby, be and they are made parties defendant to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if named as defendants in said Complaint and personally served with process in this cause.

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

DONE AND ORDERED in Chambers at Fort Myers, Lee County, Florida.

Kyle S. Cohen, Circuit Court Judge
XNVkav-
24-CA-007747
01/03/2025 10:52:29
January 17, 24, 2025 25-00235L



How much do legal notices cost?

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

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

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

--- TAX DEEDS ---

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 10-32 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 36 BLK 2346 PB 16 PG 127 LOTS 31 + 32 Strap Number 25-43-23-C2-02346.0310
 Names in which assessed: BENJAMIN BROCHERO
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00018L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 12-074 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 41 PB 26 PG 34 LOT 12 Strap Number 20-44-26-07-00041.0120
 Names in which assessed: JEFFREY ALAN PAINTER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00022L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 13-10 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 80 BLK 5139 PB 22 PG 146 LOTS 40 + 41 Strap Number 28-43-23-C3-05139.0400
 Names in which assessed: ANTHONY ESWAY
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00026L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 13-204 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK.23 PB 15 PG 90 LOT 1 Strap Number 34-44-26-03-00023.0010
 Names in which assessed: HERMAN L HAFFNER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00027L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 14-981 Year of Issuance 2022 Description of Property LEHIGH ACRES BLK 12 PB 15 PG 101 LOT 37 Strap Number 36-43-27-01-00012.0370
 Names in which assessed: LEVENTURES 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
 25-00033L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 15-834 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.20 DB 252 PG 441 LOT 20 W 1/2 Strap Number 07-44-27-05-00020.020B
 Names in which assessed: JOHN REID
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00035L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 11-826 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK 110 PB 15 PG 62 LOT 17 Strap Number 13-44-26-11-00110.0170
 Names in which assessed: FREDRICO GALLEGO GIRAL-DO
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00020L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 13-28 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 80 BLK 5129 PB 22 PG 148 LOTS 34 + 35 Strap Number 28-43-23-C4-05129.0340
 Names in which assessed: ISAAC MAYA, ISAAC MAYA 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.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
 25-00028L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 13-867 Year of Issuance 2022 Description of Property LEHIGH ACRES RE-PLAT SEC 2 BLK 69 PB 26 PG 180 LOT 11 Strap Number 02-45-26-08-00069.0110
 Names in which assessed: FRANCISCO OLIVENCIA, FRANCISCO J OLIVENCIA, TAWANNA OLIVENCIA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00030L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 14-530 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 86 PB 15 PG 98 LOT 3 Strap Number 12-45-26-08-00086.0030
 Names in which assessed: CKR PROPRIETES, LLC, SYLVIA DORISME
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00031L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 14-741 Year of Issuance 2022 Description of Property WILDCAT RUN SUBD PB 36 PG 36 LOT 101 Strap Number 30-46-26-E4-01000.1010
 Names in which assessed: WCR ENTERPRISES LLC, WCR ENTERPRISES, 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
 25-00032L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 17-205 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK.38 DB 252 PG 461 LOT 2 Strap Number 20-44-27-10-00038.0020
 Names in which assessed: MELDINE MIDOUIN, RAYMERS MIDOUIN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00039L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 11-928 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.50 PB 15 PG 63 LOT 2 Strap Number 14-44-26-07-00050.0020
 Names in which assessed: CAROLYN H MCCOY, CAROLYN MCCOY, GLENN G MCCOY
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00021L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 13-09 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 80 BLK 5139 PB 22 PG 146 LOTS 28 + 29 Strap Number 28-43-23-C3-05139.0280
 Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOPMENT, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
 25-00025L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 15-138 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 36 DB 259 PG 126 LOT 19 Strap Number 02-44-27-09-00036.0190
 Names in which assessed: AUDREY AKINLOTAN, AUDREY V AKINLOTAN, EM-MANUEL A AKINLOTAN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00034L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-91 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 36 PT 1 BLK 2479 PB 23 PG 90 LOTS 5 + 6 Strap Number 36-43-23-C3-02479.0050
 Names in which assessed: CAROLINA A PROZZI, CAROLINA ALEJANDRA PROZZI, MARINA S PROZZI, MARINA SILVIA PROZZI
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00045L

FOURTH 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 54-15 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 33 BLK 2220 PB 16 PG 44 LOTS 17 + 18 + VAC ALLEY DESC IN INST# 2008000165570 Strap Number 32-43-24-C3-02220.0170
 Names in which assessed: MARK S JETTIE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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
 25-00057L

FOURTH 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.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
 25-00046L



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

A 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.

Q How much do legal notices cost?

A 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 ---

FOURTH 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.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
 25-00060L

FOURTH 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.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
 25-00019L

FOURTH 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.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
 25-00024L

FOURTH 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.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
 25-00055L

FOURTH 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

FOURTH 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 #:2024002629
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 25-20 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 59 BLK 4184 PB 19 PG 152 LOT 33 + 34 Strap Number 07-44-23-C1-04184.0330
 Names in which assessed: SOLE HOMES LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00190L

FOURTH 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.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
 25-00038L

FOURTH 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 GROUP1, 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.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
 25-00023L

FOURTH 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002516
 NOTICE IS HEREBY GIVEN that THOMAS ADAMS KTJZ 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

FOURTH 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 #:2024002546
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-013585 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 1 BLK 1 PB 15 PG 170 LOT 21 Strap Number 01-45-27-01-00001.0210
 Names in which assessed: MARIE A DEFRANCIS, MARIE ANTOINETTE DEFRANCIS ESTATE, WILLIAM B DEFRANCIS, WILLIAM B DEFRANCIS 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.real-taxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00188L

FOURTH 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.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
 25-00054L

FOURTH 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.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
 25-00059L

FOURTH 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

FOURTH 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

FOURTH 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

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CALL 941-906-9386
 and select the appropriate County name from the menu option
 or e-mail legal@businessobserverfl.com

Business Observer

--- PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002569
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002544
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002554
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH 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.

FOURTH 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.

FOURTH 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.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002547
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002595
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002540
NOTICE IS HEREBY GIVEN that Two Cents Investments LLC Ocean Bank 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 #: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.

FOURTH 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.

FOURTH 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.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002580
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002548
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002545
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH 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.

FOURTH 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.

FOURTH 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.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002627
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 #:2024002548
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002545
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FOURTH 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.

FOURTH 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.

FOURTH 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.

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Business Observer

--- TAX DEEDS ---

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002472
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 #:2024002571
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002555
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002577
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002578
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002557
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002615
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 #:2024002573
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002565
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002570
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002553
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002559
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002550
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002572
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

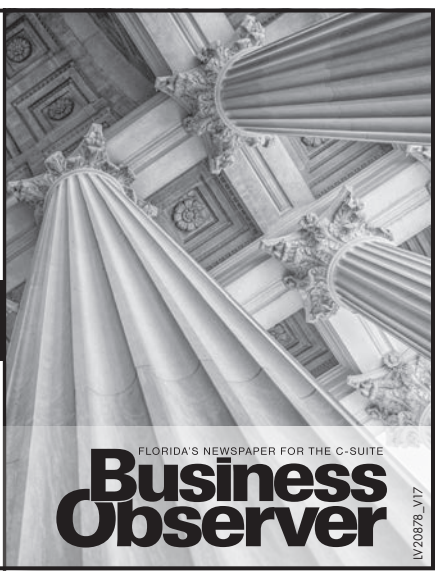
SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002586
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002558
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002581
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024001812
NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLFL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

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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.: 23-CA-009456
SILVER CITY FUNDING, LLC, Plaintiff, vs.
INVESTORWIZE, LLC, et al., Defendants

PIECE, LLC; and the ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION are Defendants, the Office of Kevin Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com, beginning at 9:00 A.M. on the 13th day of February 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

buildings, improvements and fixtures.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
WITNESS my hand and the seal of the court on this day of 01/15/2025,
Kevin Karnes,
Lee County Clerk of the Court (SEAL) By: N. Watson Deputy Clerk
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
January 17, 24, 2025 25-00264L