

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
9901 Estero Oaks Drive
Estero FL 33967

Will sell the contents of the following units to satisfy a lien to the highest bidder on February 26th, 2025 by 11:30 am at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 101- Tyler Washington,
Items: furniture, beds, clothing,
TVs, women's purses
Unit 3227- Michael Stella,
Items: air fryer, fan, bed, table
Jan. 31; Feb. 7, 2025 25-00402L

FIRST INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
12700 University Dr
Fort Myers, FL 33907

Will sell the contents of the following units to satisfy a lien to the highest bidder on February 26th, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2071: Mar Morillon, Vizio 4k 55" TV, Boxes, Bags, Lamps, Computer, Chairs, Books, Luggage; Unit 4808: Viktor Kovalchuk, Bedroom Furniture, Boxes, Totes, Shelf, Miscellaneous Items
Jan. 31; Feb. 7, 2025 25-00390L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
CIVIL ACTION
CASE NO.: 24-DR-004940
MICHAEL EARL BEMIS, Plaintiff, vs. MIKE RADOSEVIC, Defendant.
TO: MIKE RADOSEVIC
345 JOEL BOULEVARD
LEHIGH ACRES, FLORIDA 33936

YOU ARE NOTIFIED that a COMPLAINT has been filed against you. You are required to serve a copy of your written defenses and answer to the complaint on the Plaintiff's Attorney, STEVEN E. MARTIN, of Martin Law Firm, P.L., whose address is 3701 Del Prado Boulevard S., Cape Coral, Florida 33904, and file the original with the clerk of this court at Lee County Courthouse, Civil Division, 1700 Monroe Street, Fort Myers, Florida 33901, on or before March 3, 2025 after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.

This notice shall be published in Lee County, Florida.
DATED this 01/21/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: N. Watson
Deputy Clerk

Steven E. Martin, Esq. -
MARTIN LAW FIRM, P.L.,
3701 Del Prado Blvd. S.,
Cape Coral, FL 33904 -
Steven@martinlawfirm.com
Jan. 31; Feb. 7, 14, 21, 2025
25-00398L

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that PLAYMORE WEST, INC., OWNER, desiring to engage in business under the fictitious name of PLAYMORE located at 10271 DEER RUN FARMS ROAD, SUITE 1, FORT MYERS, FLORIDA 33966 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
January 31, 2025 25-00392L

FIRST INSERTION

Fictitious Name Notice
Notice Is Hereby Given that Warren Averett Staffing and Recruiting, LLC, 2500 Action Rd, Birmingham, AL 35243, desiring to engage in business under the fictitious name of Warren Averett Executive Search and Recruiting, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
January 31, 2025 25-00423L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of BACKYARD TECHNOLOGIES located at: 914 NE 24TH LN, UNIT 89 in the city of CAPE CORAL, FL 33909 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 24th day of January 2025.
OWNER:
M&P CHRIST INC.
914 NE 24TH LN, UNIT 89
CAPE CORAL, FL 33909
January 31, 2025 25-00391L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of VIA ROMA GELATERIA located at 19810 VILLAGE CENTER DR #130 in the City of FT MYERS, Lee County, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of January, 2025.
SALERNO PALMA CAMPANIA ON THE ROAD LLC
FABIO CASELLA
January 31, 2025 25-00376L

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 24-DR-6058
IN RE: THE MARRIAGE OF FREDERICK J. GOGEL IV., Petitioner, and JENNY MAE GOGEL, Respondent.
TO: Jenny Mae Gogel
Last known Address
2508 NW 19th Avenue,
Cape Coral, FL 33993

YOU ARE NOTIFIED that an action for Dissolution of Marriage and Other Relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Men's Rights Law Firm, 2799 Del Prado Blvd. S., Cape Coral, Florida 33904, on or before March 10, 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 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 28th day of January, 2025.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
Deputy Clerk

Men's Rights Law Firm,
2799 Del Prado Blvd. S.,
Cape Coral, Florida 33904
Jan. 31; Feb. 7, 14, 21, 2025
25-00410L

FIRST INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
5500 Timmers Lane
Lehigh Acres FL 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on February 26, 2025 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2010- Gary Galvin-Dining room chairs, christmas decor, misc bags, wardrobe dresser chests
Unit 3033- Michka Barham-Couch, mattress, dresser, misc
Unit 3121- Maria Porch-Misc boxes, gym bag, hamper, misc
Unit 3089- Luis Vasquez-Bicycle, dog cage, freezer, misc boxes
Unit 3144-Drayton Hampton-Bar stools, luggage, misc totes, misc boxes
Jan. 31; Feb. 7, 2025 25-00372L

FIRST INSERTION

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

Property includes the storage unit contents belonging to the following tenants at the following locations:
Metro Self Storage 3021 Lee Boulevard Lehigh Acres, FL 33971
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **02/18/2025 at 10:30am**

Occupant Name	Unit	Description of Property
Frank R Herrera	01013	Household Items
Frank R Herrera	01038	Household Items
Frank R Herrera	01040	Household Items
Ashley Williams	02002	Household Items
Heather Barrett	02022	Household Items
Heather Turruabiarz, Heather Lara Turruabiarz	02032	Household Items
Robert R Sampedro, Roberto R Sampedro	03015	Household Items
Lillian R Armstrong Michalek	03026	Household Items
Lillian R Armstrong Michalek	03047	Household Items
Lucinda Jones	03071	Household Items
Jesus Barzaga	03082	Household Items
Carmen Catalina Oquendo Cruz, Carmen C Oquendo Cruz	04024	Household Items
Frederick Smalls	04034	Household Items
Roosevelt Williams	04059	Household Items
Raquel Rodriguez	05067	Household Items
Gennie Powell	05134	Household Items
Xavier Rivera	05137	Household Items

January 31; February 7, 2025 25-00360L

FIRST INSERTION

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

Property includes the storage unit contents belonging to the following tenants at the following locations:
Metro Self Storage 17701 Summerlin Road Fort Myers, FL 33908
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **2/18/2025 at 10AM**

Occupant Name	Unit	Description of Property
Johnathan P Williams	2040	Household Goods

January 31; February 7, 2025 25-00361L

FIRST INSERTION

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

Property includes the storage unit contents belonging to the following tenants at the following locations:
Metro Self Storage 17701 Summerlin Road Fort Myers, FL 33908
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **2/18/2025 at 10AM**

Occupant Name	Unit	Description of Property
Johnathan P Williams	2040	Household Goods

January 31; February 7, 2025 25-00361L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 18301 North Tamiami Trail, North Fort Myers FL 33903, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/20/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Harry Barnett	1323	Furniture, Electronics
Danayris Love	1009	Boxes, Clothing, Shelves
Sarah Kuleszyn	1614	Drumset, Furniture
Cleotilde Moreno	1729	Table
Mattison Parks	1486	Electronics, Furniture
Tonia Lacy	1333	Household items

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239) 291-9388.
January 31; February 7, 2025 25-00362L

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 The Bonita Bungalow located at 27420 Old 41 Rd #1 in the City of Bonita Springs, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22 day of January, 2025.
Duvanny Pineda
Aesthetica Studios
January 31, 2025 25-00367L

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 Billy McGehee's Wild WORLD OF PICKLEBALL located at 15048 Tamarind Cay Court #605 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 23rd day of January, 2025.
William R McGehee
January 31, 2025 25-00381L

FIRST INSERTION

NOTICE OF INTENT TO ISSUE
The Department of Environmental Protection gives notice of its intent to issue a permit to SC Gulf 2 LLC, 985 Prescott St., Fort Myers Beach, FL 33931, in Section 13, Township 46 South, Range 23 East, in Lee County (STRAP #13-46-23-01-00005.0020), to place fill in approximately 6,098 square feet (0.14 acres) of wetlands for a pile supported single-family residence and associated residential improvements and build a 731 square foot dock with two uncovered ships.

The Department will issue the environmental resource permit, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/DepNexus/public/electronicdocuments/ERP_450814/gis-facilitysearch. If you have any questions or are experiencing difficulty viewing the electronic application, please email Toby Schwetje at Toby.Schwetje@FloridaDEP.gov.

FIRST INSERTION

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:
(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petitioner must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

FIRST INSERTION

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

FIRST INSERTION

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

FIRST INSERTION

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

FIRST INSERTION

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.
January 31, 2025 25-00411L

FIRST INSERTION

NOTICE OF INTENT TO ISSUE
The Department of Environmental Protection gives notice of its intent to issue a permit to SC Gulf 2 LLC, 985 Prescott St., Fort Myers Beach, FL 33931, in Section 13, Township 46 South, Range 23 East, in Lee County (STRAP #13-46-23-01-00005.0020), to place fill in approximately 6,098 square feet (0.14 acres) of wetlands for a pile supported single-family residence and associated residential improvements and build a 731 square foot dock with two uncovered ships.

The Department will issue the environmental resource permit, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/DepNexus/public/electronicdocuments/ERP_450814/gis-facilitysearch. If you have any questions or are experiencing difficulty viewing the electronic application, please email Toby Schwetje at Toby.Schwetje@FloridaDEP.gov.

FIRST INSERTION

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(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petitioner must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

FIRST INSERTION

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

FIRST INSERTION

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

FIRST INSERTION

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FIRST INSERTION

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.
January 31, 2025 25-00411L

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE
at
22776 S. Tamiami Trail
Estero, FL 33928

will sell the contents of the following units to satisfy a lien to the highest bidder on February 26 2025 by 11:00AM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.

Unit #20 Michael Pastore
Jan. 31; Feb. 7, 2025 25-00363L

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE
at
22776 S. Tamiami Trail
Estero, FL 33928

will sell the contents of the following units to satisfy a lien to the highest bidder on February 26 2025 by 11:00AM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.

Unit #20 Michael Pastore
Jan. 31; Feb. 7, 2025 25-00363L

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE
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22776 S. Tamiami Trail
Estero, FL 33928

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Unit #20 Michael Pastore
Jan. 31; Feb. 7, 2025 25-00363L

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Unit #20 Michael Pastore
Jan. 31; Feb. 7, 2025 25-00363L

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Unit #20 Michael Pastore
Jan. 31; Feb. 7, 2025 25-00363L

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Unit #20 Michael Pastore
Jan. 31; Feb. 7, 2025 25-00363L

FIRST INSERTION

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22776 S. Tamiami Trail
Estero, FL 33928

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Unit #20 Michael Pastore
Jan. 31; Feb. 7, 2025 25-00363L

FIRST INSERTION

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22776 S. Tamiami Trail
Estero, FL 33928

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Unit #20 Michael Pastore
Jan. 31; Feb. 7, 2025 25-00363L

--- PUBLIC SALES ---

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE AMENDED SOLID COLLECTION WASTE RATES AND REGULAR BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a rulemaking hearing and a regular meeting at the following date, time and place:

Date and Time: February 27, 2025 at 4:00 p.m.
Place: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended Solid Waste Collection Rates. The purpose and effect of the proposed changes to the rules, rates, fees, and charges is to update such rules, rates, fees, and charges as provided below and to provide for efficient and effective District operations and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District.

WASTE COLLECTION RATES AND FEES SCHEDULE

A. RESIDENTIAL SERVICES:

The below fees and rates are applicable to all residential Customers of the District upon the commencement of Waste Services to the Customer's property.

Fees and Charges:

Table with 2 columns: Description and Amount. Includes Bulk item pick-up, Loose limbs/brush/vegetative waste, Extra pick up, Extra cart, Move-in waste, etc.

Additional Services:

Table with 2 columns: Description and Amount. Includes Can Sanitize, Cart replacement, Lid replacement, Wheel axle replacement, Grab bar replacement.

B. NON-RESIDENTIAL SERVICES:

The below monthly fees and rates are applicable to all Non-Residential (including multi-family) Customers of the District upon the commencement of Waste Services and Recycling Services to the Customer's property.

Size/Frequency:

Table with 7 columns: Can/Container Size/Service, 1 x week, 2 x week, 3 x week, 4 x week, 5 x week, 1x Extra. Rows include 2 Yard Waste, 4 Yard Waste, 6 Yard Waste, 8 Yard Waste, 96 Gallon Waste.

Additional Services:

Table with 2 columns: Description and Amount. Includes Enclosure opening/closure, Container roll out-in, Extra pick up, Deodorize spray, Cart replacement, Lid replacement, etc.

C. COMMUNITY PARK SERVICES:

Table with 2 columns: Description and Amount. Includes Can Collection.

D. MISCELLANEOUS:

Table with 2 columns: Description and Amount. Includes Late payment, Restoration of Waste Service, Change in container size.

E. NOTES:

- 1. Waste Services are mandatory for all properties within the District.
2. Automatic Cost Escalation. In the absence of Board action...
3. Prorations. Monthly charges will be pro-rated for any partial month of service.
4. All returned checks will be subject to a service fee...

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law.

Craig Wrathell, District Manager
January 31, 2025

25-00377L

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on January 24, 2025, issued an Environmental Resource Permit (Permit Number 36-111975-P, Application Number 241021-46817) with conditions to Babcock Property Holdings, LLC at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982 for the Construction and Operation of a stormwater management (SWM) system serving 76.30 acres of commercial and transportation development known as C4/C5 Spine Road & Bulk Fill.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with

the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
• Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing.
• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

January 31, 2025

25-00415L

FIRST INSERTION

PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on February 17, 2025, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.

- 16901 N Cleveland Ave
North Fort Myers, FL 33903
Richard Fondaw 1151 \$292.54
Mark Brumage 1192-94 \$592.40
Rickell Simmons 1248 \$407.90
Derrick Calhoun 3220 \$418.14
John Rennie 1214 \$290.54
Megan Walton 3253 \$321.95
Marc Sargent 2296 \$327.95
Melody Tucker 2151 \$879.35
Tasha Hoskins Robison 1001 \$830.81
Linda Thayer 1283 \$279.71
Islande Etienne 3007 \$284.90
Kara Stritenberger 1296 \$274.64
Patrick Gajkowski 1020 \$602.64
Kristen Adams 1163 \$425.80
Jesse Ratleff 1098 \$598.70
RossieleeMendoza JessieLove 1328 \$213.14

- 4457 Kernel Circle
Fort Myers, FL 33916
Marie Romulus 1055 \$341.80
Arelis Cabello 2062 \$500.14
Keya Myers 1142 \$603.11
Tommy Roberts 2183 \$618.54
Kervenson Francois 2112 \$259.80
Jame Spikes 2017 \$431.80
Daniel Afonso Rossetti 2108 \$261.80

- 4340 Kernel Circle
Fort Myers, FL 33916
Belica Canquiz 7040 \$323.30
Laterence Graves 7067 \$484.45
Brittany Boyd 7139-45 \$910.10
Rachel Beahan 6043 \$614.06
Alyriah Washington-Clarke 7028 \$418.10

- 11401 South Cleveland Ave
Fort Myers, FL 33916
Marion Baker B49 \$356.60
Natasha Green A04 \$418.10
Laquesa Smith 1050 \$764.15

Jan. 31; Feb. 7, 2025 25-00422L

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on January 24, 2025, issued an Environmental Resource Permit (Permit Number 36-105894-P, Application Number 241010-46593) with conditions to Babcock Property Holdings, LLC at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982 for the Construction and Operation of a stormwater management (SWM) system serving 453.80 acres of residential and transportation development known as Babcock Ranch C4-C5 Spine Rd/Bulk Fill-Mod to Spine Rd EE/GG. The site is located within Tract A and B of the Babcock Ranch Community, Lee County, Florida.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with

the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4, and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petitioner must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

January 31, 2025

25-00417L

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.

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024002659
NOTICE IS HEREBY GIVEN that FLORIDA TAX LIEN LLC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 10-676 Year of Issuance 2022 Description of Property RIVER HALL COUNTRY CLUB PH ONE DESC IN INST#2005-153068 BLK A LOT 38 Strap Number 35-43-26-02-0000A.0380
Names in which assessed: MARK AND JESSICA LORENZ FAMILY TRUST, DATED THE 17TH DAY OF MAY 2023

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00321L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024002657
NOTICE IS HEREBY GIVEN that FLORIDA TAX LIEN LLC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 10-281 Year of Issuance 2022 Description of Property BONITA BAY UNIT 44 LOT 3 PB 59 PG 79 Strap Number 29-47-25-B2-04500.0030
Names in which assessed: CAMBRO PARTNERS, CAMBRO PARTNERS GP, CAMBRO PARTNERS, GP

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00320L

FIRST INSERTION

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

Tax Deed #:2024002651
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: 18-019037 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 1 BLK 5 PB 18 PG 54 LOT 5 Strap Number 21-45-27-01-00005.0050
Names in which assessed: MOZES DAVID MANNESBERG, PHILIPPE MANNESBERG

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00335L

FIRST INSERTION

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

Tax Deed #:2024002603
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-015213 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 4 BLK 30 PB 15 PG 98 LOT 17 Strap Number 12-45-26-04-00030.0170
Names in which assessed: MOUNTAIN WEST ENTRUST, MOUNTAIN WEST ENTRUST IRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00340L

FIRST INSERTION

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

Tax Deed #:2024002596
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-825 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK.9 PB 15 PG 224 LOT 16 Strap Number 12-45-27-02-00009.0160
Names in which assessed: D MARINIELLO, DOMINICK MARINIELLO, ROSALIE MARINIELLO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00343L

FIRST INSERTION

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

Tax Deed #:2024002651
NOTICE IS HEREBY GIVEN that FLORIDA TAX LIEN LLC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 37- Year of Issuance 2022 Description of Property PARL IN G L 3 AS DESC IN OR 1075/0952 AKA LT 3 BLK C N CAPTIVA Strap Number 32-44-21-01-0000C.0030
Names in which assessed: DUNCAN ROSEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00353L

FIRST INSERTION

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

Tax Deed #:2024002643
NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 88-6 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 91 BLK 5519 PB 24 PG 94 N 173.01 FT TRACT 4 Strap Number 18-43-23-C3-05519.4000
Names in which assessed: AMY CABRERA, SANDY CABRERA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00357L

FIRST INSERTION

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

Tax Deed #:2024002638
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: 17-659 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 14 DB 254 PG 45 LOTS 21 + 22 Strap Number 25-44-27-04-00014.0210
Names in which assessed: DEWEY R BEAVER, EDWARD D BEAVER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00330L

FIRST INSERTION

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

Tax Deed #:2024002590
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: 18-006708 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 2 BLK 15 PB 26 PG 52 LOT 2 Strap Number 30-44-26-02-00015.0020
Names in which assessed: LAZARA GONZALEZ, ZULI-MA MAYORAL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00331L

FIRST INSERTION

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

Tax Deed #:2024002591
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: 18-007113 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 3 BLK.19 PB 15 PG 90 LOT 18 Strap Number 34-44-26-03-00019.0180
Names in which assessed: SVEND HENDERICKSEN, SVEND HENRIKSEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00332L

FIRST INSERTION

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

Tax Deed #:2024002556
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: 18-018149 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 16 BLK 81 PB 18 PG 34 LOT 18 Strap Number 13-45-27-16-00081.0180
Names in which assessed: KAMEL SALAMEH, TAMER SALAMEH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00334L

FIRST INSERTION

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

Tax Deed #:2024002641
NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-321 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 11 DB 254 PG 25 LOT 7 Strap Number 36-44-27-03-00011.0070
Names in which assessed: SHERENE LEWIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00338L

FIRST INSERTION

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

Tax Deed #:2024002646
NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-966 Year of Issuance 2022 Description of Property PINEWOOD CONDOMINIUM TRACT M OR 1046 PG 1594 UNIT 3 Strap Number 05-45-27-21-000M0.0030
Names in which assessed: DELORES SWETTE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025

25-00339L



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.

--- TAX DEEDS ---

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

Tax Deed #:2024002618
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: 12-425 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.58 PB 15 PG 68 LOT 1 Strap Number 24-44-26-07-00058.0010
Names in which assessed: ELAINE DOWGOS, RICHARD J DOWGOS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00322L

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

Tax Deed #:2024002613
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: 13-534 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.66 DB 281 PG 50 LOT 8 Strap Number 36-44-26-07-00066.0080
Names in which assessed: R MICHALOWSKI, RYSZARD MICHALOWSKI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00323L

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

Tax Deed #:2024002644
NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-826 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.45 PB 15 PG 94 LOT 18 Strap Number 02-45-26-05-00045.0180
Names in which assessed: RAUL LINARES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00324L

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

Tax Deed #:2024002608
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 15-723 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 49 BLK 293 PB 27 PG 72 LOT 12 Strap Number 06-44-27-14-00293.0120
Names in which assessed: DAVID P RICHARDS, JACQUELINE RICHARDS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00325L

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

Tax Deed #:2024002634
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: 16-730 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.14 DB 254 PG 70 LOT 9 Strap Number 16-44-27-04-00014.0090
Names in which assessed: HUMBERTO HERNANDEZ PEREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00327L

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

Tax Deed #:2024002617
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: 17-472 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 34 DB 254 PG 55 LOT 12 W 1/2 Strap Number 23-44-27-09-00034.012A
Names in which assessed: HAZEL FRANCIS, WILLIAM FRANCIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00329L

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

Tax Deed #:2024002611
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: 16-438 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 20 DB 254 PG 85 LOT 13 E 1/2 Strap Number 13-44-27-05-00020.013B
Names in which assessed: BARBARA M SHARIEF

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00326L

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

Tax Deed #:2024002637
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: 17-460 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.29 DB 254 PG 55 LOTS 21 22 + 23 Strap Number 23-44-27-08-00029.0210
Names in which assessed: LEWIS K KESSER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00328L

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

Tax Deed #:2024002592
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: 18-007734 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 13 BLK.124 DB 281 PG 50 LOT 19 Strap Number 36-44-26-13-00124.0190
Names in which assessed: JUDITH M WHITE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00333L

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

Tax Deed #:2024002593
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: 18-021216 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 13 BLK 80 PB 28 PG 71 LOT 12 Strap Number 36-45-27-13-00080.0120
Names in which assessed: PIERRE RIOPEL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00336L

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

Tax Deed #:2024002589
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: 18-025222 Year of Issuance 2018 Description of Property CAPE CORAL UNIT 80 BLK 5112 PB 22 PG 153 LOTS 47 + 48 Strap Number 28-43-23-C1-05112.0470
Names in which assessed: JULIO CESAR CORDOVA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00337L

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

Tax Deed #:2024002621
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: 19-55 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 34 BLK 2429 PB 16 PG 83 LOTS 35 + 36 Strap Number 01-44-23-C2-02429.0350
Names in which assessed: GREENDALE GROVE LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00341L

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

Tax Deed #:2024002609
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: 76-32 Year of Issuance 2022 Description of Property COASTAL ESTATES PB 29 PG 79 LOT 42 Strap Number 06-46-24-07-00000.0420
Names in which assessed: THE 16230 SANDRIFT TRUST, THE 16230 SANDRIFT TRUST, UNDER THAT CERTAIN LAND TRUST DATED APRIL 1, 2014.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00356L

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

Tax Deed #:2024002620
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: 22-576 Year of Issuance 2022 Description of Property PARL IN W 1/2 SEC 01 TWP 46 RGE 27 DESC IN OR 1366 PG 1382 Strap Number 01-46-27-00-00001.2170
Names in which assessed: MAURICIO MACEDONIO MAR ULTRERA, MAURICIO MACEDONIO MARTINEZ ULTRERA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 31; Feb. 7, 14, 21, 2025
25-00349L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-0007
IN RE: ESTATE OF
EDITH R. ATTRIDGE,
Deceased.

The administration of the estate of EDITH R. ATTRIDGE, deceased, whose date of death was May 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 33901. The names and addresses of the Co-Personal Representatives and the Co-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 31, 2025.

Co-Personal Representatives:
MORRIS ATTRIDGE

179 Still Lane
Blairsville, GA 30512
KATHERINE ATTRIDGE

1849 Berwick Drive
Cambria, CA 93428
THERESA DANIELS, ESQ.
Fla. Bar No. 8413
Daniels Law, P.A.
P.O. Box 570
Bokeelia, FL 33922
Ph: (239) 214-6010
Fax: (239) 214-6073
tad@DanielsLawPA.com
jenn@DanielsLawPA.com
Attorney for Personal Representatives
Jan. 31; Feb. 7, 2025
25-00416L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-96
IN RE: ESTATE OF
JOSEPH VLADIMIR KLESKEN
Deceased.

The administration of the Estate of JOSEPH VLADIMIR KLESKEN, deceased, whose date of death was October 23, 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 names and addresses are set forth below.

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

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

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

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

The date of first publication of this notice is January 31, 2025.

Personal Representative:
Laura Janet Hagen

14971 Orange River Road
Fort Myers, FL 33905
Attorney for Personal Representative:
Bruce D. Green
Attorney for Personal Representative
Florida Bar Number: 260533
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: brucegreen@gskattorneys.com
00977362.DOCX/2
Jan. 31; Feb. 7, 2025
25-00397L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-002712
Division: Probate
IN RE: ESTATE OF
JAMES L. HAGEN,
Deceased.

The administration of the Estate of James L. Hagen, deceased, whose date of death was February 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is January 31, 2025.

Personal Representative:
Laura Janet Hagen

14971 Orange River Road
Fort Myers, FL 33905
Attorney for Personal Representative:
Bruce D. Green
Attorney for Personal Representative
Florida Bar Number: 260533
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: brucegreen@gskattorneys.com
00977362.DOCX/2
Jan. 31; Feb. 7, 2025
25-00375L



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 ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002642
NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002663
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002604
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002145
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002645
NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002619
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002605
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002594
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002624
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002633
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002636
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.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002648
NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

--- SALES ---

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 24-CC-003677
COMPASS POINTE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
TINA L. DENNY, et al.,
Defendants.
NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 22nd day of January 2025, in Civil Action No. 24-CC-003677 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which COMPASS POINTE HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and TINA L. DENNY, DISCOVER BANK and UNKNOWN TENANTS are the Defendants, I will sell to the highest and best bidder for cash at WWW.LEE.REALFORECLOSE.COM at 9:00 a.m., on the 20TH day of February 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Grantee named herein, together with an undivided interest in the Common Elements as described in the Declaration of Covenants, Conditions, Restrictions of Compass Poinsite as recorded in Official Records Book 1520, Page 1329 through 1386, inclusive, and as amended, in the Public Records of Lee County, Florida.
Description of a Parcel of Land in South Pointe Subdivision lying in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Compass Poinsite - Unit 219)
A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 21, Township 45 South, Range 24 East, and being a part or Tract 2 of South Pointe Subdivision as recorded in Plat Book 33 at Page 30 of the Public Records of said Lee County, and further bounded and described as follows:
Starting at a 4" x 4" concrete monument (set by Duane Hall & Associates, Inc., in December of 1979) marking the west end of a curve having a radius of 1220.00 feet, being the southerly right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the south-

east having a radius of 65.00 feet; thence southerly along said curve through a central angle of 31°02'05" for 35.21 feet; thence S00°05'46"W for 198.63 feet; thence N89°54'14"W for 31.39 feet to the Point of Beginning of the herein described parcel; thence continue N89°54'14"W along the centerline of a wall separating Unit 218 from Unit 219 for 42.33 feet; thence S00°05'46"W along the outside surface of a C.B.S. wall for 22.33 feet; thence S89°54'14"E along said wall for 11.00 feet; thence S00°05'46"W along the edge of a concrete slab for 5.00 feet; thence continue S00°05'46"W along said wall for 10.33 feet; thence continue S00°05'46"W along Unit 220 for 0.33 feet; thence S89°54'14"E along the centerline of a wall separating said Unit 220 from Unit 219 for 25.00 feet; thence N00°05'46"E along said Unit 220 for 0.33 feet; thence S89°54'14"E along said Unit 220 for 6.33 feet; thence continue S89°54'14"E along the edge of a concrete patio for 6.33 feet; thence N00°05'46"E along said patio for 21.00 feet; thence N89°54'14"W along said patio for 6.33 feet; thence N00°05'46"E along the aforesaid wall for 16.66 feet to the Point of Beginning.
Bearings are based on the plat of South Pointe Subdivision.
Exhibit "B"
Description of a Parcel of Land in South Pointe Subdivision lying in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Limited Common

Element - Compass Poinsite Unit 219) - Area West
A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 21, Township 45 South, Range 24 East, and being a part of Tract 2 of South Pointe Subdivision as recorded in Plat Book 33 at Page 30, of the Public Records of said Lee County, and further bounded and described as follows:
Starting at a 4" x 4" concrete monument (set by Duane Hall & Associates, Inc., in December of 1979) marking the west end of a curve having a radius of 1220.00 feet, being the southerly right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the south-east having a radius of 65.00 feet; thence southerly along said curve through a central angle of 31°02'05" for 35.21 feet; thence S00°05'46"W for 198.63 feet; thence N89°54'14"W for 31.39 feet to the northeast corner of Unit 219; thence continue N89°54'14"W along the centerline of a wall separating Unit 218 from Unit 219 for 42.33 feet to the Point of Beginning of the herein described parcel; thence S00°05'46"W along the outside surface of a C.B.S.

wall of said Unit 219 for 22.33 feet; thence S89°54'14"E along said wall for 11.00 feet; thence S00°05'46"W along the edge of a concrete slab for 5.00 feet; thence continue S00°05'46"W along said wall for 10.33 feet; thence N89°54'14"W along Unit 220 for 10.67 feet; thence continue N89°54'14"W for 41.56 feet; thence N69°10'37"W for 5.36 feet; thence N00°05'46"E for 35.77 feet; thence S89°54'14"E for 46.25 feet to the Point of Beginning.
Bearings are based on the plat of South Pointe Subdivision.
Description of a Parcel of Land in South Pointe Subdivision lying in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Limited Common Element - Compass Poinsite Unit 219) -Area East
A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 21, Township 45 South, Range 24 East, and being a part of Tract 2 of South Pointe Subdivision as recorded in Plat Book 33 at Page 30, of the Public Records of said Lee County, and further bounded and described as follows:
Starting at a 4" x 4" concrete monument (set by Duane Hall & Associates, Inc., in December of 1979) marking the west end of a curve having a radius of 1220.00 feet, being the southerly right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve

and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the south-east having a radius of 65.00 feet; thence southerly along said curve through a central angle of 31°02'05" for 35.21 feet; thence S00°05'46"W for 198.63 feet to the Point of Beginning of the herein described parcel; thence N89°54'14"W for 31.39 feet to the northeast corner of Unit 219; thence S00°05'46"W along the outside surface of a C.B.S. wall for 16.67 feet; thence S89°54'14"E along the edge of a concrete patio for 6.33 feet; thence S00°05'46"W along said patio for 21.00 feet; thence S89°54'14"E for 25.06 feet; thence N00°05'46"E for 37.67 feet to the Point of Beginning.
Bearings are based on the plat of South Pointe Subdivision.
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: 01/24/2025
KEVIN C. KARNES,
CLERK OF THE CIRCUIT COURT
(SEAL) By: N. Watson
Deputy Clerk
Jennifer A. Nichols, Esq.
Roetzler & Address, LLP
999 Vanderbilt Beach Rd - Suite 401
Naples, FL 34108
(239) 649-6200
Jan. 31; Feb. 7, 2025 25-00384L

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--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000183
IN RE: ESTATE OF GRAHAM REICHENBACH
Deceased.

The administration of the Estate of Graham Reichenbach, deceased, whose date of death was January 16, 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 31, 2025.

Personal Representative:
Jeanne E. Reichenbach
15343 Bonefish Trail
Bonita Springs, FL 34135
Attorney for Personal Representative:
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@richardsonsellers.com
Jan. 31; Feb. 7, 2025 25-00414L

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000092
Division Probate
IN RE: ESTATE OF NORMAN L. SZOSTAK,
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 NORMAN L. SZOSTAK, deceased, File Number 25-CP-000092, by 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; that the decedent's date of death was August 21, 2024; that the total value of the estate is \$29,736.92 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
Carol Beauchemin
25590 24 Mile Rd.
Chesterfield, MI 48051
Vivian McConnell
28311 Glenwood
St. Clair Shores, MI 48081
Joseph C. Szostak
13302 Wisterwood SE
Austin, TX 78729

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is January 31, 2025.

Person Giving Notice:
Carol Beauchemin
25590 24 Mile Rd.
Chesterfield, MI 48051
Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
Email address:
afileman@filemanlaw.com
Jan. 31; Feb. 7, 2025 25-00400L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000045
IN RE: ESTATE OF RONALD ALAN JACKMAN,
A/K/A RONALD A. JACKMAN
Deceased.

The administration of the estate of RONALD ALAN JACKMAN, A/K/A RONALD A. JACKMAN, deceased, whose date of death was May 3, 2024; File Number 25-CP-000045, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 31, 2025.

VELMA J. JACKMAN, A/K/A
VELMA C. JACKMAN
Personal Representative
5865 Frank Gailey Road
Clermont, GA 30527
Derek B. Alvarez, Esquire -
FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928
WCM@GendersAlvarez.com
GENENDERS ALVAEZ
DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
Jan. 31; Feb. 7, 2025 25-00396L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-186
IN RE: ESTATE OF:
KATHRYN ANNE LEEDHAM
Deceased

The administration of the estate of Kathryn Anne Leedham, deceased, whose date of death was June 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice was or shall be: January 31, 2025

Personal Representative:
/s/ Steven R. Leedham
Steven R. Leedham
609 N. St. Paul Street
Ludington, MI 49431
Attorney for Personal Representative
/s/ Alexis A. Sitka, P.A.
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
Jan. 31; Feb. 7, 2025 25-00370L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003673
IN RE: ESTATE OF KENNETH BARRY MARLOWE
Deceased.

The administration of the estate of Kenneth Barry Marlowe, 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, 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 01/31/2025.

Attorney for Personal Representative:
Personal Representative:
Andrew Ponnock, Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com
Peter Marlowe
3908 Fledgling Drive
North Las Vegas, Nevada 89084
Jan. 31; Feb. 7, 2025 25-00366L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-187
IN RE: ESTATE OF EZECHIEL JEAN BAPTISTE
Deceased

The administration of the estate of Ezechiel Jean Baptiste, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice was or shall be: January 31, 2025

Personal Representative:
/s/ Silfida Jean Baptiste
Silfida Jean Baptiste
1919 Plunkett Street, Apt 4
Hollywood, Florida 33020
Attorney for Personal Representative
/s/ Alexis A. Sitka, P.A.
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
Jan. 31; Feb. 7, 2025 25-00365L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-135
Division: PROBATE
IN RE: ESTATE OF MARK S. TAYLOR,
Deceased

The administration of the estate of Mark S. Taylor, deceased, who was found dead on October 27, 2024, is pending in the Circuit Court for County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

TION 733.702 WILL BE FOREVER 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 FLORIDA STATUTE SECTIONS 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211, FLORIDA STATUTES.

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 31, 2025

Personal Representative:
Jon W. Taylor
3120 SE 50th Place
Ocala, Florida 34480
Attorney for Personal Representative:
Britton G. Swank
Florida Bar Number: 0651591
Britton G. Swank, P.A.
10175 Six Mile Cypress Parkway, Suite 4
Fort Myers, Florida 33966
Telephone: 239-208-3040
Fax: 239-288-5570
E-Mail: ptg@swankelderlaw.com
service@swankelderlaw.com
Jan. 31; Feb. 7, 2025 25-00371L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-0181
Division: Probate
IN RE: ESTATE OF DONALD D. LAWSON A/k/a
DONALD DEAN LEE RAY
LAWSON, JR.
Deceased.

The administration of the estate of Donald D. Lawson a/k/a Donald Dean Lee Ray Lawson, Jr., deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 31, 2025.

Personal Representatives:
Erlinda R. Lawson
12250 North River Rd.
Alva, Florida 33920
Katrina L. Brady
12350 Old Rodeo Drive
Alva, Florida 33920
Attorney for Personal Representatives:
Michael B. Hill, Attorney
Florida Bar Number: 547824
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: hill@sbshlaw.com
Secondary E-Mail:
bmerhige@sbshlaw.com
Jan. 31; Feb. 7, 2025 25-00395L

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-003480
IN RE: ESTATE OF PETER ALFRED D'ELIA,
Deceased

The administration of the Estate of Peter Alfred D'Elia, deceased, whose date of death was June 5, 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 31, 2025.

Personal Representative:
Signed by: Leonard F. D'Elia
Leonard F. D'Elia
148 Claremont Road
Bernardsville, New Jersey 07924
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
Jan. 31; Feb. 7, 2025 25-00379L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-149
IN RE: ESTATE OF DIANA KATHERINE BARRY
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 Diana Katherine Barry, deceased, File Number 2025-CP-149, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9364, Fort Myers, FL 33902; that the decedent's date of death was December 22, 2024; that the total value of the estate is \$30,670.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Julie Barry
889 Mike Court

Westerville, OH 43081
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED

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

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

ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is January 31, 2025.

Persons Giving Notice:
Julie Barry
889 Mike Court
Westerville, OH 43081
Rebecca Barry
889 Mike Court
Westerville, OH 43081

Attorney for Persons Giving Notice
Haylee N. Blessing, Attorney
Florida Bar Number: 1059314
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Blvd.,
Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
Jan. 31; Feb. 7, 2025 25-00409L

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003884
IN RE: ESTATE OF JASON WILLIAM MOSLEY, Deceased.

The administration of the estate of Jason William Mosley, 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 P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 31, 2025

Personal Representative:
Jake Mosley
 19077 Tangerine Road
 Fort Myers, FL 33967
 Attorney for Personal Representative: /S/ Dawn Ellis, Esq.
 Attorney for Personal Representative E-mail Address:
 Dawn@MyFloridaProbate.com
 Florida Bar Number: 091979
 My Florida Probate, PA
 Dawn Ellis, Esq., for the firm
 PO Box 952
 Floral City, FL 34436-0952
 (352) 726-5444
 Jan. 31; Feb. 7, 2025 25-00364L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000047
IN RE: ESTATE OF CLAUDE SWANSON GULLEY III Deceased.

The administration of the estate of Claude Swanson Gulley III, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 31, 2025.

Personal Representative:
Ciara Smith
 6504 Gray Fox Curve
 Chanhassen, Minnesota 55317
 Attorney for Personal Representative: Nicole Loughlin, Attorney
 Florida Bar Number: 105337
 Loughlin Law, P.A.
 150 East Palmetto Park Road, Suite 800
 Boca Raton, Florida 33432
 Telephone: (561) 921-5751
 Fax: (561) 931-0107
 E-Mail: nicole@loughlinlawpa.com
 Secondary E-Mail:
 assistant@loughlinlawpa.com
 Jan. 31; Feb. 7, 2025 25-00380L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-247
Division Probate
IN RE: ESTATE OF LEON MARK BRAWER Deceased.

The administration of the estate of Leon Mark Brawer, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 31, 2025.

Personal Representative:
John Kimmins
 10291 Cape Roman Rd.
 Estero, Florida 34135
 Attorney for Personal Representative: Douglas A. Dodson, II
 Florida Bar Number: 126439
 DORCEY LAW FIRM PLC
 10181 Six Mile Cypress Parkway, Ste C
 Fort Myers, FL 33966
 Telephone: (239) 418-0169
 Fax: (239) 418-0048
 E-Mail: douglas@dorceylaw.com
 Secondary E-Mail:
 probate@dorceylaw.com
 Jan. 31; Feb. 7, 2025 25-00413L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-112
IN RE: ESTATE OF JOHN E. MURPHY, JR. Deceased.

The administration of the estate of John E. Murphy, Jr., deceased, whose date of death was March 16, 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 31, 2025.

Personal Representative:
John E. Murphy, Jr.
 131 Canal Walk Blvd.
 Somerset, NJ 08873
 Attorney for Personal Representative: James E. Kerr, Attorney
 Florida Bar Number: 0521728
 Henderson, Franklin, Starnes & Holt, P.A.
 3451 Bonita Bay Blvd., Suite 206
 Bonita Springs, Florida 34134
 Telephone: (239) 344-1100
 Fax: (239) 344-1130
 E-Mail: james.kerr@henlaw.com
 Secondary E-Mail:
 denise.edwards@henlaw.com
 Jan. 31; Feb. 7, 2025 25-00394L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2024-CP-3540
IN RE: ESTATE OF WILLIAM WARAFKA Deceased.

The administration of the estate of WILLIAM WARAFKA, 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 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 31, 2025

Personal Representative:
DAWN I. PICKERING
 333 Westcott Way
 Elyria, Ohio 44035
 Attorney for Personal Representative: AISHA M. CRUZ TIRADO, ESQ
 Attorney for Personal Representative Florida Bar Number: 1040464
 BURANDT, ADAMSKI, FEICHTHALER & SANCHEZ, PLLC
 1714 Cape Coral Parkway East
 Cape Coral, Florida 33904
 Telephone: (239) 542-4733
 Fax: (239) 542-9203
 E-Mail: aisha@capecoralattorney.com
 Secondary E-Mail:
 lee@capecoralattorney.com
 litcourtfilings@capecoralattorney.com
 Jan. 31; Feb. 7, 2025 25-00378L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-78
Division Probate
IN RE: ESTATE OF BETH MARTIN TOETENEL Deceased.

The administration of the estate of Beth Martin Toetenel, deceased, whose date of death was September 23, 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 31, 2025.

Personal Representative:
Joshua H. Toetenel
a/k/a Joshua Hendrik Toetenel
 314 SW 26th Place
 Cape Coral, Florida 33991
 Attorney for Personal Representative: Heidi M. Brown
 Heidi M. Brown, Attorney
 Florida Bar Number: 48692
 Osterhout & McKinney, P.A.
 3783 Seago Lane
 Fort Myers, FL 33901
 Telephone: (239) 939-4888
 Fax: (239) 277-0601
 E-Mail: heidib@omplaw.com
 Secondary E-Mail:
 elizabethhw@omplaw.com
 Jan. 31; Feb. 7, 2025 25-00374L

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-65
Division PROBATE
IN RE: ESTATE OF MARY A. KNUSKA, A/K/A MARY ADELE KNUSKA Deceased.

The administration of the estate of MARY A. KNUSKA, a/k/a MARY ADELE KNUSKA, deceased, whose date of death was November 7, 2024, is pending in the Circuit Court for

Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 31, 2025.

Personal Representative:
DESMOND KNUSKA
 3013 N. Kenneth Ave.
 Chicago, Illinois 60641
 Attorney for Personal Representative: Conrad Willkomm, Esq.
 Florida Bar Number: 697338

Law Office of Conrad Willkomm, P.A.
 3201 Tamiami Trail North,
 Second Floor
 Naples, Florida 34103
 Telephone: (239) 262-5303
 Fax: (239) 262-6030
 E-Mail: conrad@swfloridalaw.com
 Secondary E-Mail:
 kara@swfloridalaw.com
MICHAEL J. GELSINON
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Sep 14, 2025
 Jan. 31; Feb. 7, 2025 25-00401L

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR LEE, FLORIDA.
CASE NO. 24-CA-007876
LONGBRIDGE FINANCIAL, LLC, Plaintiff vs.
UNKNOWN SUCCESSOR TRUSTEE UNDER THE MARSHA R. CARTER REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 2019, et al., Defendants

TO: UNKNOWN BENEFICIARIES UNDER THE MARSHA R. CARTER REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 2019
 5024 BILLINGS STREET, LEHIGH ACRES, FL 33971
 UNKNOWN SUCCESSOR TRUSTEE UNDER THE MARSHA R. CARTER REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 2019

5024 BILLINGS STREET, LEHIGH ACRES, FL 33971
 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Lee County, Florida:

LOT 2, BLOCK 24, UNIT 3, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 39, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose

address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 01/22/2025.

Kevin C. Karnes
 As Clerk of said Court (SEAL) By: N. Watson
 As Deputy Clerk
 Greenspoon Marder, LLP,
 Default Department,
 Attorneys for Plaintiff,
 Trade Centre South,
 Suite 700,
 100 West Cypress Creek Road,
 Fort Lauderdale, FL 33309
 Prepared by: Greenspoon Marder, LLP (954) 491-1120;
 gmforeclosure@gmlaw.com
 (24-002627-01)
 Jan. 31; Feb. 7, 2025 25-00359L

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-007603
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.
NICOLETTE A. HANNAN PFLUEGLER AS TRUSTEE OF THE ROBERT HANNAN REVOCABLE TRUST, et al. Defendant(s).

TO: UNKNOWN BENEFICIARIES OF THE ROBERT HANNAN REVOCABLE TRUST,
 whose last known residence is: 2123 SE 11TH AVE., CAPE CORAL, FL 33990
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOTS 41 AND 42, BLOCK 443, UNIT 21, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 149 THROUGH 173, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY,

FIRST INSERTION

FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within 30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 WITNESS my hand and the seal of this Court at County, Florida, this 27th day of January, 2025.

Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT (SEAL) BY: K. Harris
 DEPUTY CLERK
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
 ATTORNEY FOR PLAINTIFF
 6409 CONGRESS AVE., SUITE 100
 BOCA RATON, FL 33487
 PRIMARY EMAIL:
 FLMAIL@RASLG.COM
 24-243129
 Jan. 31; Feb. 7, 2025 25-0386L

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CASE NO.: 23-CA-010538

ROBERT SIMON; ET AL., Plaintiffs, vs. MARIA R. MCCANT; ET AL., Defendants.

NOTICE IS GIVEN that under a Final Judgment of Foreclosure dated January 15, 2025, in case number 2023CA010538 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which ROBERT SIMON; EQUITY TRUST CUSTODIAN FBO DARYL GILBERT IRA #200361489; STEVEN R. HELLER AND CHARLENE KINGSNORTH, AS TRUSTEES OF THE KINGSNORTH-HELLER TRUST DATED FEBRUARY 13TH, 2015, were the Plaintiffs and MARIA R. MCCANT; SUNCOAST SCHOOLS FEDERAL CREDIT UNION were the Defendants, Kevin C. Karnes, Lee County Clerk of Court, shall offer for sale to the highest and best bidder for cash in/on Lee County's Public Auction website (www.lee.realforeclose.com) Lee County, Florida on February 13, 2025, at 9:00 a.m., the following described property:

Lot 66, Block 3, Waterway Estates of Fort Myers Block 3, Unit 1, according to the Plat thereof, recorded in Plat Book 28, Page(s) 87 through 89, of the Public Records of Lee County, Florida.
Property Address: 5936 Poetry Court, Fort Myers, Florida 33903

IF YOU ARE A PERSON 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 CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

DATED on 01/23/2025 in LEE COUNTY, Florida.
KEVIN C. KARNES
As Clerk of the Court (SEAL) By: N. Watson
As Deputy Clerk

Robert Simon; Et Al.
c/o Murrell Law, LLC
Attorney for Plaintiffs
35 Durbin Station Ct, Unit 106
Saint Johns, FL 32259
(904) 624-1474
Jan. 31; Feb. 7, 2025 25-00369L

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-004355

CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

ARTHUR A. FRANCELLE, INDIVIDUALLY AND AS COTRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE FRANCELLE LIVING TRUST, DATED AUGUST 22, 2001; THE UNKNOWN SUCCESSOR, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE FRANCELLE LIVING TRUST, DATED AUGUST 22, 2001; THOMAS FRANCELLE, Defendant(s).

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 20, 2025 at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 35, in Condominium Parcel No. 222, of CASA YBEL BEACH AND RACQUET CLUB, PHASE G, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee County, Florida.

A/K/A UNIT 222G, WEEK 35 pursuant to the Final Judgment of 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 01/27/2025

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
48136 / 13-9943
Jan. 31; Feb. 7, 2025 25-00388L

FIRST 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-6477

DAVIS WOODS CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. RECKLESS ABANDON INVESTMENTS, LLC, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2025, and entered in Case No. 24-CC-6477 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein DAVIS WOODS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Reckless Abandon Investments, LLC 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 13th day of February, 2025 the following described property as set forth in said Final Judgment, to wit:

Apartment No. 915 of Davis Woods Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1580, page 83, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.

A/K/A: 16881 Davis Road, Apt. 915, Fort Myers, FL 33908

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

DATED this day of 01/24/2025
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: cofoservice@mail@beckerlawyers.com
26074881v.1 D03409/420315
Jan. 31; Feb. 7, 2025 25-00383L

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-004349

THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

RICHARD G. KRAMME; MICHAEL KRAMME; KARL KRAMME; JEFFREY KRAMME; SCOTT KRAMME; KAY KRAMME; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RICHARD G. KRAMME, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 20, 2025 at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit/Week(s) No.(s) 45 in Condominium Parcel No.(s) 122, 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 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 01/27/2025

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

48112
Jan. 31; Feb. 7, 2025 25-00389L

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-007532
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-HI MORTGAGE TRUST, Plaintiff, vs.
JUAN CONTRERAS CABRERA; YURIDIA HERNANDEZ GOMEZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 16, BLOCK 4, UNIT 7, LEHIGH ESTATES, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 125 127 GORDON AVE S, LEHIGH ACRES, FL 33973

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 01/28/2025
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
26074881v.1 D03409/420315
Jan. 31; Feb. 7, 2025 25-00399L

FIRST INSERTION

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

CASE NO. 2024-CA-005124
U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B, Plaintiff, vs. UNIQUE DREAMS UNLIMITED, LLC, an Indiana limited liability company, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure entered on January 24, 2025, in Case No. 2024-CA-005124, in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, that I will sell to the highest and best bidder for cash on-line at https://www.lee.realforeclose.com on February 20, 2025, at the hour of 9:00 A.M., at in accordance with Chapter 45, Florida Statutes, real property, improvements, fixtures, and personal property being located in Lee County, Florida (collectively, the "Subject Property"), and being more particularly described as:

Lot 10, FLAMINGO BAYOU SUBDIVISION, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 33, Pages 6 and 7, 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 at Lee County, Florida, this day of 01/27/2025

KEVIN C. KARNES, KARNES,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
(SEAL) N. Watson
As Deputy Clerk

David E. Peterson, Esq
Lowndes
David.peterson@lowndes-law.com
215 N. Eola Drive
Orlando FL 32801
(407)843-4600
0015354/205399/14524535v1
Jan. 31; Feb. 7, 2025 25-00393L

FIRST INSERTION

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

Case No. 24-CC-005438
SABAL POINTE AT MAJESTIC PALMS SECTION III CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
HOLLY NGUYEN, UNKNOWN SPOUSE OF HOLLY NGYUEN AND ALL OTHER OCCUPANTS OF 11660 NAVARRO WAY 1205, FORT MYERS, FL 33908 Defendants.

TO THE DEFENDANT(S), HOLLY NGUYEN, UNKNOWN SPOUSE OF HOLLY NGUYEN AND ALL OTHER OCCUPANTS OF 11660 NAVARRO WAY 1205, FORT MYERS, FL 33908 AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED that an action against you seeking to foreclose a Claim of Lien for unpaid assessments with respect to the below described property located in Lee County, Florida:

Lee County Fl Strap / Folio ID31-45-24-60-00012.1205, 10537343 SABAL POINTE, AT MAJESTIC PALMS SECTION III DESC IN INST#2006-434048 PH 6 BLDG 12 UNIT 1205, more commonly known as 11660 Navarro Way Apt. #1205, Fort Myers, Florida 33908
Parcel ID #: 31-45-24-60-00012.1205
Property Address: 11660 Navarro Way Apt. #1205, Fort Myers, Florida 33908

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Diane M. Simons, Esquire, Plaintiff's Attorney, whose address is 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907, on or before thirty (30) days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter; otherwise, a Default will be entered against you for the relief demanded in the Complaint.

This notice shall be published one time per week for two consecutive weeks in the Gulf Coast Business Review.

DATED this 23rd day of January, 2025.

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

Diane M. Simons, Esq.,
1705 Colonial Blvd.,
Suite C3,
Fort Myers, FL 33907
Jan. 31; Feb. 7, 2025 25-00368L

FIRST INSERTION

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

CASE NO. 23-CA-005176
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS OF RALPH A. DUPUY, ET AL. Defendants

To the following Defendant(s): BARRY JAMES DUPUY (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 314 NW 24TH PLACE, CAPE CORAL, FL 33993
Additional Address: 4322 SW 18TH PL, CAPE CORAL, FL 33914

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

LOTS 41 AND 42, BLOCK 4755, CAPE CORAL UNIT 70, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 22, PAGES 58 THROUGH 87, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 4322 SW 18TH PL, CAPE CORAL FL 33914-6240
has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD DRIVE, SUITE #110, DEERFIELD

BEACH, FL 33442 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. This notice is provided to Administrative Order No. 2065.

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 vision impaired, call 711.

WITNESS my hand and the seal of this Court this 23rd day of January, 2025.

Kevin C. Karnes
LEE COUNTY CLERK OF COURT
(SEAL) By K. Harris
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
CR17809-23/cam
Jan. 31; Feb. 7, 2025 25-00373L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-004947
DIVISION: I

DLIC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT M. STUMPF, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on February 27, 2025 at 9:00 am, EST, at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida:

UNIT NO. 317, PHASE II OF CRYSTAL LAKES MANUFACTURED HOME COMMUNITY, A CONDOMINIUM, (FORMERLY KNOWN AS SUGAMILL SPRINGS MOBILE HOME CONDOMINIUM, PHASE 1) ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2126, PAGE 435, AS AMENDED TO ADD

PHASE II IN O.R. BOOK 2784, PAGE 4003, AND ALL CONDOMINIUM, PLAT BOOK 17, PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH 1998 PALM HARBOR DOUBLEWIDE MOBILE HOME SERIAL #PH0611811AFPL & SERIAL #PH0611811BFL PARCEL IDENTIFICATION NUMBER: 10-44-25-09-00000.0317
PROPERTY ADDRESS: 5270 MANATEE BAY LANE, FORT MYERS, FL 33905

pursuant to a Final Judgment of Foreclosure entered in Case No. 24-CA-004947 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated 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 in accordance with Florida Statutes, Section 45.031.

WITNESS MY HAND and seal of this Court on 01/28/2025

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

Law Offices of
Damian G. Waldman, Esq.
PO Box 5162,
Seminole, FL 33779
727-538-4160;
service@dwardmanlaw.com
Jan. 31; Feb. 7, 2025 25-00405L

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 24-CA-002556
NWL COMPANY, LLC Plaintiff, vs. AAA PROFESSIONAL SERVICES LLC, et al., Defendants/

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2025, and entered in Case No. 24-CA-002556 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Florida, wherein NWL Company, LLC is the Plaintiff and AAA PROFESSIONAL SERVICES LLC, DANIEL GUERRA, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and JKA ROOFING & SIDING CONTRACTOR, LLC the Defendants. Linda Doggett, Clerk of the Circuit Court in and for Lee County, Florida will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for on-line auctions at 9:00 AM on 20th day of February, 2025, the following described property as set forth in said Order or Final Judgment, to wit:

LOTS 29 AND 30, BLOCK 4019, CAPE CORAL UNIT 55, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

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 vision impaired, call 711.

DATED at Lee County, Florida, this day of 01/27/2025

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

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff(s)
2313 W. Violet St.
Tampa, FL 33603
630282.103898/tll
Jan. 31; Feb. 7, 2025 25-00387L

PUBLIC SALE NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1/2025/26_V15

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2024-CA-005193
 GREEN IDEA COMPANY, LLC, Plaintiff, vs.
 PI ESTATES LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT, Defendants.

NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, entered in Case No. 2024-CA-005193, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Green Idea Company, LLC is the Plaintiff and PI Estates, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on February 27, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

LOTS 2, 3, 4, 5 AND 6, BLOCK K, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND
 LOTS 1, 2, 7 AND 8, BLOCK L, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

PROPERTY ADDRESS: 6635 Pineland Road, Bokeelia, FL 33922 and 6783 Pineland Road, Bokeelia, FL 33922

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.

DATE: 01/29/2025
 KEVIN C. KARNES
 CLERK OF THE COURT & COMPTROLLER
 (SEAL) By: N. Watson
 DEPUTY CLERK

Jan. 31; Feb. 7, 2025 25-00425L

FIRST INSERTION

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

CIVIL DIVISION
 Case #: 23-CA-009765
 DIVISION: L

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2 Plaintiff, vs.-
 Rogelio Nunez; Brenda Hernandez; Unknown Spouse of Brenda Hernandez; Lee County, Florida; Unknown Person in Possession of Subject Property Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-009765 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2, Plaintiff and Rogelio Nunez are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on May 8, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 12, BLOCK 152, UNIT 44, MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 27, PAGE 131, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

01/29/2025
 Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 Lee County, Florida
 (SEAL) N. Watson
 DEPUTY CLERK OF COURT

Submitted By:
 ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 (561) 998-6700
 (561) 998-6707
 23-329350 FCO1 CHE
 Jan. 31; Feb. 7, 2025 25-00428L

FIRST INSERTION

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

CASE NO. 24-CA-002449
 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2, Plaintiff, vs.
 LUIS R. VIZURRAGA, SR. A/K/A LUIS VIZURRAGA, SR.; MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC.; MARSH LANDING VILLAS II OWNERS' ASSOCIATION, INC.; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 23, 2025, and entered in Case No. 24-CA-002449, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2 (hereafter "Plaintiff"), is Plaintiff and LUIS R. VIZURRAGA, SR. A/K/A LUIS VIZURRAGA, SR.; MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC.; MARSH LANDING VILLAS II OWNERS' ASSOCIATION, INC., 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 27TH day of FEBRUARY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 77, MARSH LANDING, PHASE IV, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE(S) 88 AND 89, 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 01/29/2025
 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
 PHH19133-23/sap
 Jan. 31; Feb. 7, 2025 25-00424L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2024-CA-005197
 MATHON INVESTMENTS CORPORATION, Plaintiff, vs.
 PI GARUDA LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT; LKM INVESTMENTS, LLC; LEE COUNTY, FLORIDA, Defendants.

NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, entered in Case No. 2024-CA-005197, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Mathon Investments Corporation is the Plaintiff and PI Garuda, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; LKM Investments, LLC; Lee County, Florida; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on February 27, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

A tract or parcel of land lying in part of Lots 1, 2, 6 and all of Lot 7, of Mrs. Lena S. Foster Subdivision, as recorded in Plat Book 4, Page 73, Public Records of Lee County, Florida, as described as follows:

Commencing at the Northeast corner of the aforesaid Lot 1, said point also being the Northeast corner of the Northwest Quarter (NW 1/4) of Section 17, Township 44 South, Range 22 East, Lee County, Florida; thence run S 00°14'55"E along the East line of said Lot 1 for 213.52 feet to the Point of Beginning; thence continue S 00°14'55" E along the aforesaid Lots 1 and 7 for 1241.78 feet to the Southeast corner of said Lot 7; thence run S 89°27'45"W along the South line of said Lot 7 and part of the aforesaid Lot 6 for 700.28 feet; thence run N 40°55'03"W for 130.47 feet; thence run N 00°15'40"W for 1355.99 feet to the North line of the aforesaid Lot 2, also being the North Line of the aforesaid Northwest Quarter (NW 1/4); thence run N 89°28'05"E along the North line

FIRST INSERTION

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

CASE NO.: 24-CA-005475
 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.
 SERGIO VELA, JR.; MARTA L. GONZALEZ; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated January 27, 2025, entered in Civil Case No.: 24-CA-005475 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and SERGIO VELA, JR.; MARTA L. GONZALEZ; UNITED STATES OF AMERICA, are Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 27th day of February, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 9, BLOCK 28, UNIT 7, LEHIGH ACRES, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

WITNESS my hand and the seal of the court on 01/28/2025.

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

Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701 West Hillsboro Boulevard,
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030;
 Facsimile: (954) 420-5187
 24-51333
 Jan. 31; Feb. 7, 2025 25-00419L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL ACTION
 CASE NO.: 2023-CA-011893
 WELLS FARGO BANK, N.A., Plaintiff, vs.
 CHRISTY WAGNER, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and entered in Case No. 2023-CA-011893 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 Joseph Meece aka Joseph R. Meece; Christy Wagner; Kandi Ann David-Meece aka Kandi Meece; Lee County, Florida; Iona Gardens Civic Association, 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 27th day of February, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, BLOCK D, IONA GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 72 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1993 PALM TRAILERS DOUBLE WIDE MOBILE HOME BEARING TITLE NUMBERS: 64005107 AND 64005106; VIN NUMBERS: 23630557FA AND 23630557FB.
 A/K/A 12040 LIVE OAK DR FORT MYERS FL 33908

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
 Dated in Lee County, Florida this day of 01/28/2025.

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 - 23-010722
 Jan. 31; Feb. 7, 2025 25-00418L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2024-CA-005219
 MATHON INVESTMENTS CORPORATION, Plaintiff, vs.
 PI ISHAN LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT; LKM INVESTMENTS, LLC, Defendants.

NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, entered in Case No. 2024-CA-005219, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Mathon Investments Corporation is the Plaintiff and PI Ishan, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; LKM Investments, LLC; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on February 27, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

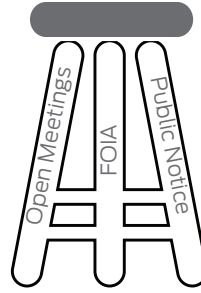
LOT 1, BLOCK K, KREAMER'S SUBDIVISION, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 PARCEL ID: 08-44-22-01-000K0.0010
 PROPERTY ADDRESS: 6601 PINELAND ROAD, BOKEELIA, FL 33922

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.

DATE: 01/29/2025
 KEVIN C. KARNES
 CLERK OF THE COURT & COMPTROLLER
 (SEAL) By: N. Watson
 DEPUTY CLERK
 Jan. 31; Feb. 7, 2025 25-00427L

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.

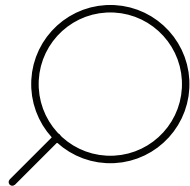


Citizens continue to learn about vital civic matters from newspaper notices.

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

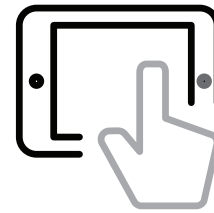
Verifying publication is difficult-to-impossible on the web.

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS / ESTATE ---

SECOND 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 E.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 TAMIAMI TR, NORTH FORT MYERS, FL 33903. 813-282-5925. January 24, 31, 2025 25-00309L

THIRD 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

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.

SECOND 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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice to Creditors is 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

FOURTH INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 24-DR-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

SECOND 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

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-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 Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
January 24, 31, 2025 25-00277L

SECOND 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 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,
Esteros, 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



DEADLINE



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
1/20/2025, 1:20

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002532
NOTICE IS HEREBY GIVEN that Karen M Reitan IRA LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002531
NOTICE IS HEREBY GIVEN that Karen M Reitan IRA LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002575
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002576
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002582
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002566
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002585
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002583
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002562
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002563
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002564
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002567
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002579
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002560
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002584
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002568
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002587
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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002588
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.

SAVE TIME EMAIL YOUR LEGAL NOTICES
Sarasota County • Manatee County • Hillsborough County • Charlotte County
Pinellas County • Pasco County • Polk County • Lee County
Collier County • Orange County
legal@businessobserverfl.com
Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

