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

PAGES 21-40 JANUARY 31 - FEBRUARY 6, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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 33907Will 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

25-00390L Jan. 31; Feb. 7, 2025

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

 ${\it LEHIGH\ ACRES, FLORIDA\ 33936}$

YOU ARE NOTIFIED that a COM-PLAINT 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

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

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that PLAY-MORE 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

25-00392L January 31, 2025

Florida Statutes

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 BACK-YARD 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 ${\rm CAPE\ CORAL,\ FL\ 33909}$ 25-00391L January 31, 2025

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,

Dated this 23rd day of January, 2025. SALERNO PALMA CAMPANIA ON THE ROAD LLC FABIO CASELLA

25-00376L January 31, 2025

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 ac tion 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

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,

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

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

the following locations: Metro Self Storage 3021 Lee Boulevard

Lehigh Acres, FL 33971

The bidding will close on the website StorageTreasures.com and a high bidder will

be selected on 02/18/2025 at 1	10:30am		
Occupant Name	Unit	Description of Proper	ty
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 Turrubiartez,			
Heather Lara Turrubiartez			
	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			25-0036

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage

17701 Summerlin Road Fort Myers, Fl 33908

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **2/18/2025 at 10AM**

Occupant Name Johnathan P Williams

Description of Property Unit

Household Goods 2040 January 31; February 7, 2025

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 Furniture, Electronics 1323 Boxes, Clothing, Shelves Danayris Love 1009 Sarah Kuleszyn 1614 Drumset, Furniture Cleotilde Moreno Table 1729 Mattison Parks 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 slips.

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

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 peti-tioner'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

(d) A statement of all disputed issues of material fact. If there are none, the petition 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

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.

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

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.

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

account.

Jan. 31; Feb. 7, 2025

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 Aimpoint Investments located at 4745 Estero Blvd 903 in the City of Fort Myers Beach, Lee County, FL 33931 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 27th day of January, 2025. January 31, 2025 25-00403L

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 Riverwind Ranch located at 16490 Oakview Circle, in the County of Lee, in the City of Alva, Florida 33920 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee, Florida, this Saturday, January 25, 2025. Riverwind Property Holdings, LLC January 31, 2025 25-00385L

FIRST INSERTION

25-00363L

FIRST INSERTION

NOTICE OF PUBLIC SALE:

THE LOCK UP SELFSTORAGE

22776 S.Tamiami Trail

Estero, FL 33928

will sell the contents of the following

units to satisfy a lien to the highest bid-

der on February 26 2025 by 11:00AM at

WWW.STORAGETREASURES.

COM All goods must be removed from the Unit within 48 hours. Unit avail-

ability subject to prior settlement of

Unit #20 Michael Pastore

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 BC Coaching Service located at 12516 astor place in the City of fort 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 27th day of January, 2025. Bonnie Carey Ulttrasound Services

January 31, 2025 25-00404L

--- 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: Place:

February 27, 2025 at 4:00 p.m. 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. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on January 27, 2025 and January 28, 2025, respectively. The proposed rules, rates, fees and charges are as follows:

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

Fees and Charges:

Bulk item pick-up (furniture or white goods) $\,$

\$21.30 1 item 2 items \$30.43 \$12.18

3+ items (each) Loose limbs/brush/vegetative waste \$18.26 (one cubic yard) 2 or more cubic yards \$15.23 (per cubic yard) \$7.31 Extra pick up (normal route day)

Special pick up (not on normal route day) \$18.26 Extra cart (normal collection day) \$87.83 (per year)

Move-in waste (boxes/packing material, with boxes flattened and next to recycle container) No charge

Additional Services:

Can Sanitize Cart replacement 65 gallon residential \$19.00 (each) \$63.00 (each) \$22.05 (each) Lid replacement 65 gallon residential Wheel axle replacement 65 gallon residential Grab bar replacement 65 gallon residential \$22.05 (each \$12.29 (each)

B. NON-RESIDENTIAL SERVICES:

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

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 François 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

25-00422L

Jan. 31; Feb. 7, 2025

be sold as follows.

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

Size/Frequency:

Can/ Container Size/Service	1 x week	2 x week	3 x week	4 x week	5 x week	1x Extra
2 Yard Waste or Recycle	\$213.16	\$426.32	\$632.00	\$815.00	\$1,020.60	\$23.74
4 Yard Waste or Recycle	\$295.00	\$590.00	\$885.00	\$1,180.00	\$1,475.00	\$47.47
6 Yard Waste or Recycle	\$336.50	\$673.00	\$1,009.50	\$1,230.00	\$1,682.50	\$71.21
8 Yard Waste or Recycle	\$408.00	\$816.00	\$1,224.00	\$1,490.00	\$2,040.00	\$92.22
96 Gallon Waste or Recycle	\$77.90	NA	NA	NA	NA	\$19.50

Can/ Container Size/Service	Haul Rate	Disposal (per ton)	Delivery	Liner	Emergency	Relocate
30 Yard Compactor	\$493.00	\$82.11	\$135.14	\$167.00	\$594.04	\$172.45
20 Yard Waste	\$416.33	\$82.11	\$135.14	\$167.00	\$594.04	\$172.45
30 Yard Waste	\$501.90	\$82.11	\$135.14	\$167.00	\$594.04	\$172.45
20 Yard Metal Recycle	\$416.33	\$65.36	\$135.14	NA	\$594.04	\$172.45
30 Yard Metal Recycle	\$501.90	\$65.36	\$135.14	NA	\$594.04	\$172.45
20 Yard Wood Recycle	\$416.33	\$82.11	\$135.14	NA	\$594.04	\$172.45
30 Yard Wood Recycle	\$501.90	\$82.11	\$135.14	NA	\$594.04	\$172.45

Additional Services:

Enclosure opening/closure \$7.31 (per occurrence) Container roll out-in/close enclosure \$14.61 (per occurrence) Extra pick up, regular service day while on site \$5.47 (per yard) \$14.61(per yard) Extra pick up, return or on-call Deodorize spray while on site \$9.72 (per occurrence) Cart replacement 95-gallon cart \$73.50 (each) \$60.86 (per pair) Lid replacement 2-yard container Lid replacement 95-gallon cart \$22.05 (each) \$91.29 (one-time charge) Wheels/casters on 2-vard container Wheels & axels 95-gallon cart \$22.05 (per assembly) Wheel replacement 2-yard container Grab bar 95-gallon cart \$30.43 (each)

C. COMMUNITY PARK SERVICES:

Can Collection \$24.34 (per month/can)

D. MISCELLANEOUS:

Late payment (up to \$133 past due) Late payment (greater than \$133 past due) \$2.23 1.5% of past due amount Credit card processing fee Restoration of Waste Service max of 4% \$83.55 (per occurrence)

Change in container size or collection frequency

E. NOTES:

1. Waste Services are mandatory for all properties within the District. No Customer shall refuse to receive and/or pay for

\$12.29 (each)

\$65.00 (per occurrence)

2. Automatic Cost Escalation. In the absence of Board action to the contrary, the District's rates, fees and charges shall be automatically increased, without further action, five percent (5%) per year. Upon application of this automatic cost escalation provision, the District Manager shall submit to the District Governing Board a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

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, as per Section 832.07, Florida Statutes, equal to the greater of five percent (5%) of the face amount of the returned check, or \$25.00 if the face value is less than \$50.00; \$30.00 if the face value is greater than \$50.00, but less than \$300.00; or \$40.00 if the face value is greater than \$300.00. Dishonored checks shall be handled in accordance with Section 68.065, Florida Statutes.

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

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 are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and will be conducted in accordance with the provisions are open to the public and the public and the public are open to the public are open tof Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules, rates, fees and charges may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: http://www.babcockranchliving.com/153/Independent-Special-District.

Craig Wrathell, District Manager January 31, 2025

FIRST INSERTION

25-00377L

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. The site is located within Tracts A and B of the Babcock Ranch Community in Lee County and Charlotte 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

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 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

- 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 determina-
- 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

--- 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

- 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 determina-
- 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.

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

January 31, 2025 25-00417L

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 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 & Comptrol-

 $Jan.\ 31;\ Feb.\ 7,\ 14,\ 21,\ 2025$

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, CAM-BRO 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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025 25-00320L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

MOZES DAVID MANNES-BERG, PHILIPPE MANNES-BERG

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

FIRST INSERTION

FOR TAX DEED

45-26-04-00030.0170

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 & Comptrol-

25-00340L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

TEN EAGLES LLC the holder of the following certificate(s) has filed said thereon. The certificate number(s), year(s) of issuance, the description of it was assessed are as follows:

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

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

Jan. 31; Feb. 7, 14, 21, 2025

25-00343L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that thereon. The certificate number(s),

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

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

OTICE OF APPLICATION

FOR TAX DEED

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002643

FIRST INSERTION

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 CA-BRERA

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

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

certificate(s) shall be redeemed according 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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025

25-00330L

Section 197.512 F.S. Tax Deed #:2024002561

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:

Names in which assessed:

 $\mathrm{Jan.}\ 31;\ \mathrm{Feb.}\ 7,\ 14,\ 21,\ 2025$

25-00335L

FIRST INSERTION

OTICE 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 Descripof 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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025 25-00331L

NOTICE OF APPLICATION

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-

Names in which assessed MOUNTAIN WEST ENTRUST, MOUNTAIN WEST ENTRUST

Jan. 31; Feb. 7, 14, 21, 2025

FIRST INSERTION

OTICE 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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025 25-00332L

Section 197.512 F.S. Tax Deed #:2024002596

NOTICE IS HEREBY GIVEN that certificate(s) for a tax deed to be issued the property and the name(s) in which

Certificate Number: 19-825 Year

Names in which assessed: D MARINIELLO, DOMINICK MARINIELLO, MARINIELLO ROSALIE

All of said property being in the County

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

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 & Comptrol-

Names in which assessed:

Jan. 31; Feb. 7, 14, 21, 2025

Tax Deed #:2024002651

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 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

All of said property being in the County

Jan. 31; Feb. 7, 14, 21, 2025

25-00353L

FIRST INSERTION

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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025

25-00338L

FIRST INSERTION

OTICE 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 prop-

erty and the name(s) in which it was

assessed are as follows: Certificate Number: 18-966 Year of Issuance 2022 Description of Property PINEWOOD CONDO-MINIUM 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 & Comptrol-

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.

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Eleventh Talent LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s).

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 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-

R MICHALOWSKI, RYSZARD

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 03/25/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-00323L

 $\mathrm{Jan.}\ 31;\ \mathrm{Feb.}\ 7,\ 14,\ 21,\ 2025$

Names in which assessed:

it was assessed are as follows:

07-00066.0080

MICHALOWSKI

Tax Deed #:2024002613

--- TAX DEEDS ---

LEE COUNTY

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 & Comptrol-

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

FOR TAX DEED

Section 197.512 F.S.

of Property LEHIGH ACRES

UNIT 5 BLK 20 DB 254 PG 85

LOT 13 E 1/2 Strap Number 13-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed according to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 03/25/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Eleventh Talent LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 76-32 Year

of Issuance 2022 Description of

Property COASTAL ESTATES

PB 29 PG 79 LOT 42 Strap Num-

THE 16230 SANDRIFT TRUST,

THE 16230 SANDRIFT TRUST,

UNDER THAT CERTAIN

LAND TRUST DATED APRIL

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

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 03/25/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-00356L

Jan. 31; Feb. 7, 14, 21, 2025

ber 06-46-24-07-00000.0420

Names in which assessed:

1, 2014

it was assessed are as follows:

25-00326L

 $\mathrm{Jan.}\ 31;\ \mathrm{Feb.}\ 7,\ 14,\ 21,\ 2025$

44-27-05-00020.013B

Names in which assessed:

BARBARA M SHARIEF

FIRST INSERTION FIRST INSERTION

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

Tax Deed #:2024002637 NOTICE IS HEREBY GIVEN that Tax Deed #:2024002611 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), thereon. The certificate number(s), year(s) of issuance, the description of year(s) of issuance, the description of the property and the name(s) in which the property and the name(s) in which it was assessed are as follows: it was assessed are as follows: Certificate Number: 16-438 Year of Issuance 2022 Description

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 & Comptrol-

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

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 UL-TRERA

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

Jan. 31; Feb. 7, 14, 21, 2025

25-00349L

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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

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

Certificate Number: 18-007734

Year of Issuance 2018 Descrip-

tion of Property LEHIGH

ACRES UNIT 13 BLK.124 DB

281 PG 50 LOT 19 Strap Number

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 03/25/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

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 Represen-

tatives and the Co-Personal Represen-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

OF THIS NOTICE ON THEM.

tative's attorney are set forth below.

25-00333L

FIRST INSERTION

NOTICE.

36-44-26-13-00124.0190

Names in which assessed:

JUDITH M WHITE

Jan. 31; Feb. 7, 14, 21, 2025

it was assessed are as follows:

Tax Deed #:2024002592

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, JAC-QUELINE 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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025

25-00325L

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

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

Certificate Number: 18-021216 Year of Issuance 2018 Descrip-

tion of Property LEHIGH

ACRES UNIT 13 BLK 80 PB 28

PG 71 LOT 12 Strap Number 36-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 03/25/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Co-Personal Representatives:

MORRIS ATTRIDGE

179 Still Lane

Blairsville, GA 30512

KATHERINE ATTRIDGE

1849 Berwick Drive

Cambria, CA 93428

Attorney for Personal Representatives

25-00416L

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is January 31, 2025.

THERESA DANIELS, ESQ.

Fla. Bar No. 84113

Bokeelia, FL 33922

Ph: (239) 214-6010

Fax: (239) 214-6073

Jan. 31; Feb. 7, 2025

tad@DanielsLawPA.com

jenn@DanielsLawPA.com

Daniels Law, P.A.

25-00336L

Jan. 31; Feb. 7, 14, 21, 2025

it was assessed are as follows:

45-27-13-00080.0120

PIERRE RIOPEL

Names in which assessed:

Tax Deed #:2024002593

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 #: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 & Comptrol-

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

NOTICE TO CREDITORS TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 25-CP-96 IN RE: ESTATE OF JOSEPH VLADIMIR KLESKEN

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 is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth

All creditors of the decedent and other persons having claims or deagainst 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES WILL BE

The first publication of this notice is

January 31, 2025. KERRIE LYNNE GUDERIAN

Personal Representative rricciardi@your-advocates.org25-00397L Jan. 31; Feb. 7, 2025

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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025

25-00329L

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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025

25-00341L

FIRST INSERTION

IN THE CIRCUIT COURT OF THE

Deceased. The administration of the Estate of

NOTICE.
ALL CLAIMS NOT FILED WITHIN

FOREVER BARRED.

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

/S/ RICHARD M. RICCIARDI, JR RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail:

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 FOREV-ER BARRED.

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

The date of first publication of this Notice is 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 ---

LEE COUNTY

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

Certificate Number: 19-63 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 34 BLK 2436 PB 16 PG 85 LOTS 47 + 48 Strap Number 01-44-23-C2-02436.0470

Names in which asso IRIS Z TORRES

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

Jan. 31; Feb. 7, 14, 21, 2025 25-00342L

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

Certificate Number: 21-002288 Year of Issuance 2021 Description of Property CABANA CITY BLK M PB 8 PG 61 LOTS 1 THRU 13 + N15FT VAC CCMB 10/258 Strap Number 11-44-24-01-000M0.0010

Names in which assessed: TARPON IV, LLC

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

Jan. 31; Feb. 7, 14, 21, 2025 25-00344L

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

Certificate Number: 21-007005 Year of Issuance 2021 Description of Property GREENBRIAR UNIT 13 PT N BLK 61 PB 27 PG 20 LOT 17 Strap Number 04-44-LOT 1 Strap Number 24-45-27-27-06-00061.0170 08-00080.001A

Names in which assessed: GLOBAL REAL ESTATE USA, 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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025

25-00345L

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. The certificate number(s),

Certificate Number: 21-629 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 80 PB 18 PG 103

Names in which assessed: ARPRIS 1 LLC, ARPRIS 1, LLC, DIMOKIDOAL, 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 & Comptrol-

Jan. 31; Feb. 7, 14, 21, 2025

25-00348L

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

Certificate Number: 27-90 Year of Issuance 2022 Description of Property CAPE CORAL UNIT BLK 3658 PB 17 PG 142 LOTS 13 + 14 Strap Number 10-44-23-C4-03658.0130 Names in which assessed: CARMELO R ROSARIO

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

25-00352L

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

Certificate Number: 52-34 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 33 BLK 2256 PB 16 PG 57 LOTS 19 + 20 Strap Number 29-43-24-C4-02256.0190

Names in which assessed: BEN K S WONG, BENJAMIN K S WONG, JING SU WONG

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

 $\mathrm{Jan.}\ 31;\ \mathrm{Feb.}\ 7,14,21,2025$

25-00355L

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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 21-007227 Year of Issuance 2021 Description of Property GREENBRIAR UT 42 BLK 266 PB 27 PG 65 LOT 18 Strap Number 06-44-27-07-00266.0180 Names in which assessed:

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

Jan. 31; Feb. 7, 14, 21, 2025

25-00346L

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

Certificate Number: 21-013781 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 15 BLK 81 PB 15 PG 184 LOT 13 Strap Number 01-45-27-15-00081.0130 Names in which assessed:

MARY ADELINE DOYLE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-

Clerk of the Circuit Court & Comptrol-Jan. 31; Feb. 7, 14, 21, 2025

taxdeed.com on 03/25/2025 at 10:00

am, by Kevin C. Karnes, Lee County

25-00347L

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

Certificate Number: 23-08 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 52 BLK 3813 PB 19 PG 58 LOTS 49 + 50 Strap Number 04-44-23-C2-03813.0490 Names in which assessed:

RAMON HERNANDEZ

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

Jan. 31; Feb. 7, 14, 21, 2025

25-00350L

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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 27-62 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 51 BLK 3751 PB 19 PG 12 LOTS 61 THRU 63 Strap Number 09-44-23-C4-03751.0610

Names in which assessed: FRANK BETTS

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

Jan. 31; Feb. 7, 14, 21, 2025 25-00351L

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

FIRST INSERTION

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: 48-36 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 85 BLK 5633 PB 24 PG 50 LOTS 9 + 10 Strap Number 20-43-24-C4-05633.0090

Names in which assessed: PEDRO AMOR VALDEZ

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

Jan. 31; Feb. 7, 14, 21, 2025 25-00354L

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

Certificate Number: 92-40 Year of Issuance 2022 Description of Property BROOKSHIRE VILLAGE III OR 2009 PG 3607 BLDG 14 UNIT 1402 Strap Number 19-45-25-08-00014.1402

Names in which assessed: GARY ASHMAN

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

Jan. 31; Feb. 7, 14, 21, 2025 25-00358I

--- **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

Plaintiff, vs.
TINA L. DENNY, et al.,

corporation,

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 unty Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which COMPASS POINTE HOME-OWNERS ASSOCIATION, INC. is the Plaintiff and TINA L. DENNY, DIS-COVER BANK and UNKNOWN TEN-ANTS 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: (SEE EXHIBIT "A" FOR LEGAL

DESCRIPTION). (Property Address: 13147 Hampshire Ct., Fort Myers, FL 33919)

EXHIBIT A Unit 219, South Pointe Subdivision, Lee County, Florida, and more particularly described in Exhibit "A" below and made a part hereof. Together with an exclusive easement over and across the "Limited Common Element" as described in Exhibit "B" below. for the use and enjoyment of the

Grantee named herein, together with an undivided interest in the Common Elements as described in the Declaration of Covenants, Conditions, Restrictions of Compass Pointe as recorded in Official Records Book 1520, Page 1329 through 1386, inclusive, and as amended, in the Public Records of Lee County, Florida. Exhibit "A"

Description of a Parcel of Land in South Pointe Subdivision lying in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Compass Pointe -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 rightof-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

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

South Pointe Subdivision. Exhibit "B"

Element - Compass Pointe 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 bound-

ed 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 rightof-way line of Camelot. (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 southeast 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°54'4"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 b ing in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Limited Common Element - Compass Pointe 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 rightof-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 accordnce with Florida Statutes, Section

45.031. Dated: 01/24/2025

Jan. 31; Feb. 7, 2025

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

Deputy Clerk Jennifer A. Nichols, Esq. Roetzel & Andress, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200

25-00384L

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

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LEE COUNTY

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is 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.comJan. 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

SECTION 733.702.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED

FORTH IN FLORIDA STATUTES

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE-RIOD, 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 Ř. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME 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 GENDERS ALVAREZ DIECIDUE, P.A. 2307 West Cleveland Street Tampa, Florida 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 25-00396L Jan. 31; Feb. 7, 2025

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

NOTWITHSTANDING 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

notice is 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 25-00 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

NOTWITHSTANDING 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 TION 733.702 WILL BE FOREVER

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

THE PERSONAL REPRESENTA-

TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECE-DENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLOR-IDA 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 DE-MAND 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 $\hbox{E-Mail: ptg@swankelderlaw.com}$ service@swankelderlaw.com Jan. 31; Feb. 7, 2025 25-00371L

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.

FIRST INSERTION

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

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

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

The date of first publication of this notice is 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 Telephone: (239) 334-1141 Secondary E-Mail: Jan. 31; Feb. 7, 2025

Fort Myers, FL 33919 Fax: (239) 334-3965 E-Mail: hill@sbshlaw.com bmerhige@sbshlaw.com

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 PROBATE DIVISION File No. 2025-CP-149 IN RE: ESTATE OF DIANA KATHERINE BARRY

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

Deceased.

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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any prop-erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is prop-erty 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 writ-ten demand is made by a creditor as specified under s. 732.2211, Florida

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 Westerville, OH 43081

Attorney for Persons Giving Notice Haylee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson, Franklin, Starnes & Holt,

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CP-003884 IN RE: ESTATE OF JASON WILLIAM MOSLEY,

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 attor-

Deceased.

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

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

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

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

The 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 Moslev

19077 Tangerine Road Fort Myers, FL 33967Attorney for Personal Representative: /S/ Dawn Ellis, Esq. Attorney for Personal Representative E-mail Address: Dawn@MyFloridaProbate.comFlorida 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 Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 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 $\hbox{E-Mail: nicole@loughlinlawpa.com}$ 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 attor-

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

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

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

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

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

The date of first publication of this notice is 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@dorcevlaw.com Secondary E-Mail: probate@dorceylaw.com

Jan. 31; Feb. 7, 2025

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733. 702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

25-00378L

Jan. 31; Feb. 7, 2025

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 attornev are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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: /s/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: elizabethw@omplaw.com Jan. 31; Feb. 7, 2025 25-00374I

FIRST INSERTION

25-00413L

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, 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 MONTH SAFTER

THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

notice is January 31, 2025. Personal Representative:

DESMOND KNUSKA 3013 N. Kenneth Ave.

Chicago, Illinois 60641 Attorney for Personal Representative: Conrad Willkomm, Esq. Florida Bar Number: 6

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA GENERAL JURISDICTION

DIVISION

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

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICAL 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. CART-ER 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

Call **941-906-9386**

5024 BILLINGS STREET, LEHIGH ACRES, FL 33971

terest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage

AND TO: All persons claiming an in-

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, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 39, OF THE PUBLIC

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

PUBLISH YOUR LEGAL NOTICE

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

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

RECORDS OF LEE COUNTY,

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)25-00359L

Jan. 31; Feb. 7, 2025

Defendant(s).

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.

TO: UNKNOWN BENEFICIARIES OF THE ROBERT HANNAN REVO-CABLE 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 RE-CORDED IN PLAT BOOK 13, PAGES 149 THROUGH 173, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY,

FIRST INSERTION

Jan. 31; Feb. 7, 2025

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 com-

plaint or petition filed herein. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO

(2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at County, Florida, this 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

or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

LEE COUNTY

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 ROB-ERT SIMON; EQUITY TRUST CUS-TODIAN 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 9:00a.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

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AF-TER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED, IF YOU FAIL TO FILE A 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

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

FLORIDA

CASE NO. 23-CA-000407

AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, vs. DAVID B. ROBERTS, MARCIA L. ROBERTS A/K/A MARCIA ROBERTS, ET.AL; **Defendants**

NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Mo-tion to Reschedule Foreclosure Sale dated January 17, 2025, in the abovestyled cause. I will sell to the highest and best bidder for cash at https:// www.lee.realforeclose.com, on February 20. 2025, at 09:00 AM the following described property:

Lot 3, Block 4, Parkwood III, Section 31, Township 44 South, Range 27 East, Lehigh Acres, Florida, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court, recorded in Plat Book 28, Pages 91 thru 95, Public Records, Lee County, Florida. .

Property Address: 23 BURR-STONE AVENUE, LEHIGH ACRES, FL 33936

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

WITNESS my hand on day of 01/24/2025

Kevin C. Karnes N. Watson Deputy Clerk of Court, Lee County (COURT SEAL)
MARINOSCI LAW GROUP, P.C. Attorney for the Plaintiff

100 WEST CYPRESS CREEK ROAD, STE 1045 FORT LAUDERDALE, FL 33309 Telephone: (954)644-8704;

Fax: (954) 772-9601 Service FL@mlg-default law.comServiceFL2@mlg-default law.com22-05479 Jan. 31; Feb. 7, 2025 25-00382L 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 nonprofit corporation, Plaintiff, vs.

ARTHUR A. FRANCELLA, INDIVIDUALLY AND AS COTRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE FRANCELLA LIVING TRUST, DATED AUGUST 22, 2001; THE UNKNOWN SUCCESSOR, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER

THE FRANCELLA LIVING TRUST, DATED AUGUST 22, 2001; THOMAS FRANCELLA, Defendant(s).

NOTICE is hereby given that the un-dersigned, 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 Coun-

ty, 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 accordnce 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.com48136 / 13-9943

Jan. 31; Feb. 7, 2025

FIRST INSERTION

25-00388L

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 pursu-

ant 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 accordnce with Florida Statutes, Section

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: cofoservicemail@beckerlawyers.com 26074881v.1 D03409/420315 25-00383L Jan. 31; Feb. 7, 2025

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, GRANTEES, 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, Condominium, according to the Declaration of Condo minium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any.

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 accordnce with Florida Statutes, Sec-

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 25-00389L Jan. 31: Feb. 7, 2025

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-H1 MORTGAGE TRUST,

Plaintiff, vs. JUAN CONTRERAS CABRERA; YURIDIA HERNANDEZ GOMEZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY,

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 KARNES as the Clerk of the Cir cuit 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 RECORD-ED 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 CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this day of 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 24-02919 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 (collec-

ing 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.

tively, the "Subject Property"), and be-

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.peters on@lowndes-law.com215 N. Eola Drive Orlando FL 32801 (407)843-4600 0015354\205399\14524535v1

Jan. 31; Feb. 7, 2025

FIRST INSERTION

25-00393L

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICAL 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 Navar-

ro 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 Re-

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., 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 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 hear-

ing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 23rd day of January,

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 DLC MORTGAGES III, LLC,

Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE

ESTATE OF ROBERT M. STUMPF, 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 MANUFAC-TURED HOME COMMUNITY, A CONDOMINIUM, (FOR-MERLY KNOWN AS SU-GAMILL 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 CON-DOMINIUM, PLAT BOOK 17, PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH 1998 PALM HARBOR DOUBLEWIDE MOBILE HOME SERIAL #PH0611811AFL & 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 Fore-

closure 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@dwaldmanlaw.com Jan. 31; Feb. 7, 2025

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 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 PROFES-SIONAL SERVICES LLC, DANIEL GUERRA, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and JKA ROOFING & SIDING CONTRAC-TOR, 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, PUB-LIC RECORDS OF LEE COUN-TY, 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 PEN-DENS, YOU MUST FILE A CLAIM

WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. ED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

the Mortgagee's Attorney.

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

DATED at Lee County, 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

25-00387L Jan. 31; Feb. 7, 2025

--- ACTIONS / SALES ---

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-004955 DIVISION: T DLC MORTGAGES III, LLC,

Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARRIETTE L. HAHN, DECEASED, et al.,

Defendant(s). 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: LOT 6, BLOCK C, HAMPTON

LAKES, UNIT ONE, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 71 to 76, inclusive, PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 29-45-24-18-0000C.060

PROPERTY ADDRESS: 14441 PINE LILY DRIVE, FORT MEYERS, FL 33908 pursuant to a Final Judgment of Fore-

closure entered in Case No. 24-CA-004955 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@dwaldmanlaw.com Jan. 31; Feb. 7, 2025 25-00406L

FIRST INSERTION

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

CASE NO: 24-CC-3528 HONC INDUSTRIES, INC., a Florida corporation, Plaintiff, vs. FREEMAN & FREEMAN, INC., a Florida corporation, and ANTONIO GREEN Defendant.

NOTICE is given that, pursuant to a Final Judgment dated November 18, 2024, in the above-styled case in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the highest bidder for cash online at www.lee.realforeclose.com at 9:00 a.m. on the 27th day of February, 2025, the following described property:

Legal: Lot 17, Block 3, Unit 1, Section 12, Township 45 South, Range 27 East, LEHIGH ACRES, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court, recorded in Plat Book 15, Page 223, of the Public Records of Lee County, Florida.

12-45-27-L1-ID: 02003.0170

Address: 315 Genoa Avenue S, Lehigh Acres, FL 33974

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

DATED on the 28 day of January, 2025.

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

Jan. 31; Feb. 7, 2025 25-00412L 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-000697 LOANDEPOT.COM, LLC,

Plaintiff, vs. GLENDAL SHENISE HENSLEY; **ET AL**

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and entered in Case No. 24-CA-000697, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and GLENDAL SHENISE HENSLEY; UNKNOWN SPOUSE OF GLENDAL SHENISE HENSLEY: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; LINDS-FORD NEIGHBORHOOD II HOME-OWNERS' ASSOCIATION, INC.; LINDSFORD MASTER ASSOCIA-TION, INC.: are defendants, KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on the 01 day of May, 2025, the following described property as set forth in said Final Judgment, to

wit: LOT 576. LINDSFORD. PHASE 2B, ACCORDING TO THE PLAT AS RECORD-ED IN INSTRUMENT NO. 2017000190788, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA.

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

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

Kahane & Associates, P.A. 1619 NW 136th Avenue. Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01700 LND V6.20190626 Jan. 31; Feb. 7, 2025 25-00408L

FIRST INSERTION

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

GENERAL JURISDICTION

DIVISION CASE NO.: 23-CA-008393

Estevex, Rebeca Plaintiff, Vs. Vargas Barrio, Juan C Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Order Rescheduling Foreclosure Sale entered in Case No. 23-CA-008393 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Rebeca Estevez is the Plaintiff and Juan C. Vargas Barrio is the Defendant, that I will sell to the highest and best bidder for cash by electronic sale at www.lee. realforeclose.com, beginning at 09:00 AM on the 27th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

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

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

Dated this day of 01/28/2025Kevin Karnes As Clerk of the Court

(SEAL) By: N. Watson As Deputy Clerk The Law Offices of Patrick L. Cordero,

7333 Coral Way Miami, FL 33155 Attorneys for Plaintiff Jan. 31; Feb. 7, 2025

25-00407L

LEE COUNTY

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

File No. 25-CP-000163 **Division Probate** IN RE: ESTATE OF GARY JOSEPH GULA, Deceased.

FIRST INSERTION

The administration of the estate of Gary Joseph Gula, deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346. Fort Myers. FL 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

> Personal Representative: Stephanie J. Short 1428 Collins Road

Fort Myers, FL 33919 Attorney for Personal Representative: Mary Vlasak Snell, Attorney Florida Bar Number: 516988 Pavese Law Firm 1833 Hendry Street Fort Myers, FL 33902 Telephone: (239) 334-2195 Fax: (239) 332-2243 E-Mail: mvs@paveselaw.com Secondary E-Mail: lja@paveselaw.com

RE-NOTICE OF FORECLOSURE

SALE IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 21-CA-005203

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY, BUT

SOLELY AS OWNER TRUSTEE

ASSOCIATION, NOT IN ITS

FOR SLC 2018-1 TRUST,

MARIA JIGANII: ROBERT

NATALIE A. FOSTER, AS

DONALD FOSTER A/K/

WILLIAM D. FOSTER,

C. RODNEY; GHEORGHE C.

GUTESCU; NATALIE A. FOSTER;

PERSONAL REPRESENTATIVE

OF THE ESTATE OF WILLIAM

DECEASED; VICTORIA ARMS

INC.; UNKNOWN TENANT(S)

and ALL OTHER UNKNOWN

IN POSSESSION #1 and #2,

PARTIES, et.al.,

Defendant(s).

CONDOMINIUM ASSOCIATION,

NOTICE IS HEREBY GIVEN pursu-

ant to an Amended Final Judgment of

Foreclosure by Consent and Default

dated June 22, 2023 and an Order

Rescheduling Foreclosure Sale dated

January 23, 2025, entered in Civil Case

No.: 21-CA-005203 of the Circuit Court

of the Twentieth Judicial Circuit in and

for Lee County, Florida, wherein U.S.

BANK TRUST NATIONAL ASSO-

CIATION, NOT IN ITS INDIVIDUAL

CAPACITY, BUT SOLELY AS OWNER

TRUSTEE FOR SLC 2018-1 TRUST

Plaintiff, and MARIA JIGANU; ROB-

ERT C. RODNEY; GHEORGHE C.

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

Plaintiff, vs.

25-00420L

Jan. 31; Feb. 7, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000147 IN RE: ESTATE OF CAROLYN A. ESPOSITO

Deceased. The administration of the estate of Carolyn A. Esposito, deceased, whose date of death was October 11, 2024, is pending in the Circuit Court for Lee County. Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is January 31, 2025.

Personal Representative: Robert A. Anderson 2864 Steamboat Loop Lot 286 North Fort Myers, Florida 33917

Attorney for Personal Representative: Heidi M. Brown, Attorney Florida Bar Number: 48692 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: heidib@omplaw.com Secondary E-Mail: hillaryh@omplaw.com Jan. 31; Feb. 7, 2025 25-00432L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000230 Division Probate IN RE: ESTATE OF JOHN WILLIAM MCGREGOR

Deceased. The administration of the estate of John William McGregor, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St. Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Maureen Martin 3073 Amadora Circle

Fort Myers, Florida 33909 Attorney for Personal Representative: Eviana J. Martin, Attorney Florida Bar Number: 36198 Martin Law Firm, PL 3701 Del Prado Blvd S. Cape Coral, Florida 33904 Telephone: (239) 443-1094 Fax: (941) 213-1231 E-Mail:

eviana.martin@martinlawfirm.com Jan. 31; Feb. 7, 2025 25-00430L

FIRST INSERTION

NOTICE TO CREDITORS N THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-102 IN RE: ESTATE OF WILLIAM BORER, JR. Deceased.

The administration of the estate of WILLIAM BORER, JR., 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 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first publication of this notice is January 31, 2025. Attorney for Personal Representative: Personal Representative: /s/ T. Brandon Mace T. BRANDON MACE, Esq. Florida Bar Number: 122413 Kemp & Mace, P.A. 12661 New Brittany Blvd FORT MYERS, FL 33907 Telephone: (239) 278-1800 Fax: (239) 278-0608 brandon@kempandmace.com -Signed by: Mona R Wells 218A72014EB: Mona Wells 3600 Lakemont Drive Bonita Springs, Florida 34134 michelle@kempandmace.com

FIRST INSERTION

Jan. 31; Feb. 7, 2025

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

25-00421L

FLORIDA GENERAL JURISDICTION DIVISION

Case No. 23-CA-006015 Wells Fargo Bank, N.A., Plaintiff, vs.

Gold Coast Investments Corp, et al., **Defendants.**NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-006015 of the Circuit Cout of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Gold Coast Investments Corp; Suncoast Credit Union f/k/a Suncoast Schools Federal Credit Union are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the May 29, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 41 AND 42, BLOCK 2691 OF CAPE CORAL UNIT 39, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 142 THROUGH 154, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA.

ID: TAX 35-43-23-C3-02691.0410

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 As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk Brock & Scott PLLC

4919 Memorial Hwy, Suite 135 Tampa, FL 33634 FLSales@brockandscott.com Attorney for Plaintiff File # 23-F00115 Jan. 31: Feb. 7, 2025 25-00431L

FIRST INSERTION

GUTESCU; NATALIE A. FOSTER; NATALIE A. FOSTER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM DONALD FOSTER A/K/A WILLIAM D. FOSTER, DE-CEASED; VICTORIA ARMS CON-DOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSES-SION #1; ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPO-RATE OR WHOSE EXACT STATUS IS UNKNOWN, CLAIM-ING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFEN-DANTS, 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,

ALL THAT CERTAIN UNIT

COMMON ELEMENTS PER-TAINING THERETO. OF FL.

IN, LEE COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN OR BOOK 3417 PAGE 0780 ID # 18-45-24-C1-01700.1080, BEING KNOWN AND DESIGNATED AS UNIT NO. 108 VICTO-RIA ARMS CONDOMINIUM, FILED IN OR BOOK 1759 AT PAGE 3304. TOGETHER WITH AN UNDIVIDED PER-CENTAGE INTEREST IN THE

BEING THE SAME PROP-ERTY CONVEYED BY FEE SIMPLE DEED FROM RALPH D. GEIMER AND JUDY D. GEIMER, HUSBAND AND WIFE TO WILLIAM D. FOS-TER AND ROBERT R. WEIR, DATED 5/11/2001 RECORDED ON 5/22/2001 IN OR BOOK 03417 PAGE 0780 IN LEE COUNTY RECORDS, STATE Property address: 815 Victoria Coral, Florida 33904 If you are a person claiming a right to

Drive, Apartment 108, Cape

funds remaining after the sale, you nust file a claim with the clerk h 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 01/29/2025 KEVIN C. KARNES

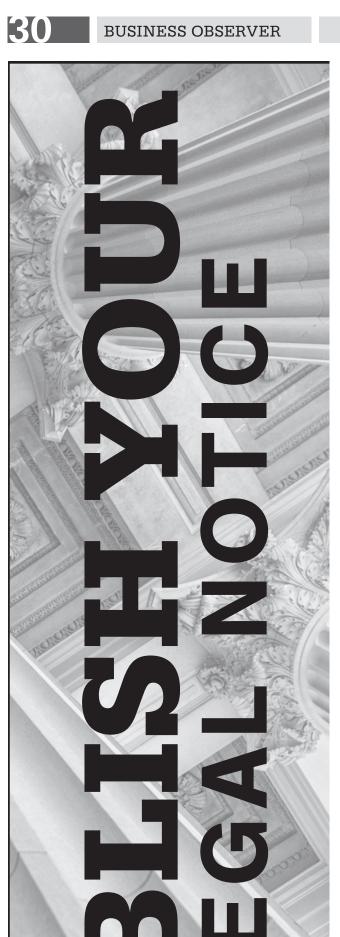
CLERK OF THE COURT (SEAL) By: N. Watson Deputy Clerk Attorney for Plaintiff:

Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 20-48682 Jan. 31; Feb. 7, 2025 25-00429L

SAV

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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: Gonal 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,

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

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

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-

LOT 12, BLOCK 152, UNIT 44, MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS RECORD-ED IN PLAT BOOK 27, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS

UNCLAIMED. 01/29/2025

Jan. 31; Feb. 7, 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 FC01 CHE

25-00428L

FIRST INSERTION

LEE COUNTY

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 Fore-closure 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 REG-ISTERED NOTEHOLDERS OF RE-NAISSANCE 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 OWN-ERS' 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 01/29/2025Kevin 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 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 SERVIC-ING, Plaintiff, and SERGIO VELA, JR.; MARTA L. GONZALEZ; UNITED STATES OF AMERICA, are Defen-

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,

LOT 9, BLOCK 28, UNIT 7, LEHIGH ACRES, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORD-ING 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. 1701West 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 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 $89^{\rm o}28'05"{\rm E}$ along the North line

of said Lots 2 and 1 for 600.60 feet; thence run S 00°14'55"E. for 213.52 feet; thence run N $89^{\circ}28'05''E$ for 185.00 feet to the

Point of Beginning. Bearings are based on the North line of the Northwest Quarter of the aforesaid Section 17 as being N 89°28'05" E.

AND A tract or parcel of land lying in

part of Lots 2 and 6, 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 Lot 1 of said Mrs. Lena S. Foster Subdivision, said point also being the Northeast corner of the Nortwest Quarter (NW 1/4) of Section 17, Township 44 South, Range 22 East, Lee County, Florida; thence run S 89°28'05"E along the North line of said Lot 1 and the aforesaid Lot 2 for 785.60 feet to the Point of Beginning; thence run S 00°15'40"E for 1355.99 feet; thence run N 40°55'03"W for 430.70 feet; thence run N 00°42'25"W for 300.15 feet; thence run N 89°30'04"E for 83.21 feet; thence run N 00°18'13"W for 727.82 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 N89°28'05"E along said North line for 200.27 feet to the Point of Beginning.

Bearings are based on the North line of the Northwest Quarter of the aforesaid Section 17 as being N 89°28'05" E.

PARCEL ID: 17-44-22-01-00000.0010 PROPERTY ADDRESS: 13100

LADA LANE, BOKEELIA, FL 33922 ANY PERSON CLAIMING AN IN-

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

DATE: 01/29/2025

Jan. 31; Feb. 7, 2025

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

IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023-CA-011893 WELLS FARGO BANK, N.A.,

FIRST INSERTION

NOTICE OF SALE PURSUANT TO

CHAPTER 45
IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

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 GAR-DENS, 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 FIX-TURE 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,

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, ACCORD-ING 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, BO-KEELIA, FL 33922

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

UNCLAIMED. DATE: 01/29/2025

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

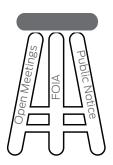
25-00426L

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







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Land and Water Use



Creation of Special



Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales



Government Property Sales



Permit and License Applications

Mortgage Foreclosures



Name Changes Probate Rulings



Divorces and Adoptions



Orders to Appear

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Tax Rates

Land and Water Use



Meeting Minutes or Summaries

Agency Proposals

Proposed Budgets and



Creation of Special Tax Districts





School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property,
Banks or Governments Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



Government Property

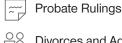


Permit and License **Applications**

Mortgage Foreclosures



Name Changes



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 F.S. 715.109. 1978 BARR HS FL-FL2A826331301 & FLFL2B826331301 Last Tenants: JAMES JEROME JA-GOSH, 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 Amissah, 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

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 Coun-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, includ-

ing dismissal or striking of pleadings. DATED this 6th day of January,

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. 2025-CP-000019 IN RE: ESTATE OF DOROTHY ANN PFEIFFER A/K/A DOROTHY A. PFEIFFER Deceased.

SECOND INSERTION

The administration of the estate of Dorothy Ann Pfeiffer A/K/A Dorothy A. Pfeiffer, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida, 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

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

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

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

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

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

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

Personal Representative: Roxanne Dale Green

7920 Kilkenny Way Naples, Florida 34112 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com January 24, 31, 2025 25-00280L

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 discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 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 FOR LEE COUNTY, FLORIDA

PROBATE DIVISION File No.: 24-CP-002819 Division: Probate In Re: Estate of Delores K. Watson Deceased

The administration of the estate of, Delores K. Watson deceased, whose date of death was November 10, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED.

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

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

Personal Representative: Kenneth L. Watson

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

FLORIDA Probate Division

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

deceased.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 24, 2025. Maria Del Carmen Bowman P.O. Address: 20500 Rookery Drive, Estero, 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



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

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

LEE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-003908 IN RE: ESTATE OF ALBERTO MOYANO IBARRA, Deceased.

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

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

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

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

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

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

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

Personal Representative

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

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

The administration of the estate of Phyllis A. Hart, deceased, whose date of death was June 28, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes.

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

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

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

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

Personal Representative: Melissa J. Glath

17187 Malaga Rd. Fort Myers, Florida 33967 Attorney for Personal Representative: Hayley E. Donaldson, Attorney Florida Bar Number: 1002236 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: donaldson@sbshlaw.com Secondary E-Mail: bmerhige@sbshlaw.com

25-00311L January 24, 31, 2025

SECOND INSERTION

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

Deceased. The administration of the Estate of Eric J. Eiselman, deceased, whose date of death was September 7, 2024, is pending in the Circuit Court for Lee County. Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attornev are set forth below.

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

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

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

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

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

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

Personal Representative: Tara Eiselman 1052 Wilshire Dr.

Fort Myers, FL 33919 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 $\hbox{E-Mail: kevinkyle@gskattorneys.com}$ January 24, 31, 2025 25-00278L

SECOND INSERTION

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

Deceased. The administration of the estate of FLORENCE ELEANOR GLICKMAN, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is January 24, 2025. **Personal Representative:** LORI S. HORSLEY

11942 W. Long Circle, Unit 103 Littleton, CO 80127 Attorney for Personal Representative:

Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201 Miami, Florida 33156

9100 South Dadeland Blvd, Suite 1620 Telephone: (305) 448-4244 E-Mail: rudy@suarezlawyers.com January 24, 31, 2025 25-00294L SECOND INSERTION

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

The administration of the estate of Monica Ruth Steele, deceased, whose date of death was October 19, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

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

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

Personal Representative: Russell Steele

2520 Briggs Ave. Chattanooga, TN 37415 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorcevlaw.com January 24, 31, 2025 25-00302L SECOND INSERTION

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

The administration of the estate of Laurie Kay Kail, deceased, whose date of death was September 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division. the address of which is 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is Janury 24, 2025. Personal Representative:

/s/ Christopher Miller Christopher Miller 5882 Elizabeth Ann Way

Fort Myers, Florida 33912 Attorney for Personal Representative: /s/ Monica T. Johnson Monica Johnson, Esq., Attorney Florida Bar Number: 1028229 Sunshine State Law, PLLC 2058 Cottage Street Fort Myers, Florida 33901 Telephone: (239) 790-4477 Fax: (239) 201-2662 E-Mail: in fo@sunshine state law of fice.com

January 24, 31, 2025 25-00312L

SECOND INSERTION

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

CASE NO.: 23-CP-2998 IN RE: The Estate of ROBERT L. CAMENZIND. Deceased.

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

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

THE PERSONAL REPRESENTA-TIVE 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 DISPOSI-TION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DE-PLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

The date of first publication of this

notice is January 24, 2025.

Personal Representative: Janice Buenger 17799 Old Jamestown Rd. Florissant, MO 63034 Personal Representative: Laura Camenzind

19823 Gulf Blvd. Indian Shores, FL 3378 Attorney for Personal Representatives: Gary F. Ritter Fla. Bar No. 0492051 24341 Copperleaf Blvd. Bonita Springs, FL 34135 Tel.: (239) 390-0081

25-00279L

January 24, 31, 2025

SECOND INSERTION

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

PROBATE DIVISION File No. 2024-CP-002183 IN RE: ESTATE OF MARGUERITE JESSIE LUSNEY,

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

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

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

creditor as specified under s. 732.2211. Florida Statutes.

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

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

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

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

Personal Representative: DocuSigned by: Karen Ward Karen Jean Ward 1508 Newlands Cres Burlington, Ontario Canada L7M1N9

Attorney for Personal Representative: /s/ Lisa Curia George Lisa Curia George, Attorney Florida Bar Number: 1033829 Hagen Law Firm 5290 Summerlin Commons Way, Suite 1003 Fort Myers, FL 33907 Telephone: (239) 275-0808 Fax: (239) 275-3313 E-Mail: lisa@mikehagen.com Secondary E-Mail: michelle@mikehagen.com January 24, 31, 2025 25-00301L SECOND INSERTION

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

The administration of the estate of JOHN PAUL THOMPSON, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

DATE OF DEATH IS BARRED.

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

Personal Representative: /s/Lori Thompson LORI THOMPSON

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

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

File No. 24-CP-003864 IN RE: ESTATE OF MARVIN LEE PRICE

PROBATE DIVISION

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or-

der of Summary Administration has

CP-003864, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was November 2, 2024; that the total value of the estate is (-\$213.62) and that the names and addresses of those to whom it has been assigned by such Order are: Name Address

been entered in the estate of Marvin Lee Price, deceased, File Number 24-

Angel Price Moretz 1189 Teaberry Lane

Lenoir, NC 28645 Maude Judy Ann Massagee 231 Hemlock St. Hudson, NC 28638 Ted Jacob Price 1800 Churchill Rd. Connelly Springs, NC 28612 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims

or demands against the estate of the

decedent other than those for whom

provision for full payment was made in

the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any prop-

erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The date of first publication of this

Notice is January 24, 2025. **Person Giving Notice:**

Angel Price Moretz

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

25-00296L

January 24, 31, 2025

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003886 IN RE: THE ESTATE OF:

PATRICK D. GEIST

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

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

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

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

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

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

Personal Representative:

Robert Magda 2479 Woodbourne Place Cape Coral, FL 33991 Attorney for Personal Representative: WESLEY T. MATHIEU, ESQ. sklawyers, pllc 1314 Cape Coral Pkwy E. Ste. 320 Cape Coral, FL 33904 Telephone: (239) 772-1993 Email: wmathieu@sklawyers.net Florida Bar No. 116222 25-00295L January 24, 31, 2025

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-1818 Division Probate

IN RE: ESTATE OF

JOSEPH B. BRANDS, JR.

Deceased.

The administration of the estate of

Joseph B. Brands, Jr., deceased, whose

date of death was February 22, 2024,

is pending in the Circuit Court for Lee

County, Florida, Probate Division, the

address of which is 1700 Monroe Street,

Fort Myers, FL 33902. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

/s/ William J. Brands

William J. Brands

10723 Mirasol Drive, #307 Miromar Lakes, FL 33913

Attorney for Personal Representative:

Henderson Franklin Starnes & Holt,

8889 Pelican Bay Boulevard, Suite 400

25-00310L

DATE OF DEATH IS BARRED.

notice is Janury 24, 2025.

s/ Amanda M. Dorio

Naples, FL 34108

E-Mail:

Fax: (239) 344-1200

Secondary E-Mail:

January 24, 31, 2025

Ámanda M. Dorio, Attorney

Florida Bar Number: 77411

Telephone: (239) 344-1100

amanda.dorio@henlaw.com

barbra.asselta@henlaw.com

NOTWITHSTANDING THE TIME

OF THIS NOTICE ON THEM.

ney are set forth below.

SECOND INSERTION

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

Deceased. The administration of the estate of SHERYL A. CEFALONI, deceased, whose date of death was July 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below.

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

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

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

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

The date of first publication of this

notice is: January 24, 2025. NICOLE M. CEFALONI Personal Representative

5653 Markley Avenue Las Vegas, NV 89141 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com January 24, 31, 2025 25-00298L

SECOND INSERTION

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

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

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

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

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

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

The date of first publication of this notice is: January 24, 2025. Signed on this 22nd day of January,

2025. Thomas F. Hudgins, Esq. THOMAS F. HUDGINS

Personal Representative 2800 Davis Blvd., #203

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

25-00319L

January 24, 31, 2025

SECOND INSERTION

LEE COUNTY

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

File No.: 24 CP 2823 IN RE: ESTATE OF DONNA GRACE KRYSTOSEK

Deceased. The administration of the Estate of Donna Grace Krystosek, deceased, File Number 24 CP 2823, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

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

Personal Representative: John Murawski

472 Dewhurst Street Port Charlotte, FL 33954 Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email: contact@nath and ougherty law.comJanuary 24, 31, 2025 25-00293L

SECOND INSERTION

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

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

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

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

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

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

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

Michael Moody

c/o Ged Law 7955 Airport Road North, #202 Naples, FL 34109

Ged Law Attorneys for Personal Representative 7955 Airport Pulling Road North Naples, FL 34109 Telephone: 2395145048 Florida Bar No. 18808 $Email\ Addresses:\ dged@ged-law.com$

25-00303L

January 24, 31, 2025

SECOND INSERTION

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

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

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

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

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

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

The 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 Janury 24, 2025.

Personal Representative: David C. Ryan

126 Chestnut St., Durham, NC 27707 Attorney for Personal Representative: Tasha A. Warnock, Esq. Attorney for Personal Representative Florida Bar Number: 116474 The Warnock Law Group 6843 Porto Fino Circle Fort Myers, FL 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail:

service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com January 24, 31, 2025

25-00317L

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 24-CA-003343 PENNYMAC LOAN SERVICES,

Plaintiff, vs. NICKSONIA THELUSMA; AQUA FINANCE, INC.; LEE COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SAINT JUSTE JOURDELAN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN 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 06 day of March, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 21, BLOCK 39, UNIT 10, LEHIGH ACRES, A SUBDIVI-SION, SECTION 11, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 160, OF THE PUB-LIC RECORDS OF LEE COUN-

TY, FLORIDA. PROPERTY ADDRESS: 410

EISENHOWER BLVD, LE-HIGH ACRES, FL 33974 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING 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 UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this day of 01/16/2025

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

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01205

January 24, 31, 2025 25-00274L

SECOND INSERTION

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

FLORIDA File No. 2025-CP-000004 Division: Probate IN RE: ESTATE OF LARRY ROBERT LYONS, Deceased.
The administration of the Estate of

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

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

TICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Fla. Stat. § 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. $\S732.2211$.

All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLA. STAT. § 733.702 WILL BE FOR-EVER 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 otice is Janury 24, 2025.

Personal Representative: /s/ Chloe Lyons CHLOE ELIZABETH CATHERINE FISHER LYONS

2005 7 Avenue SE Calgary, Alberta T2G0K2 Canada Attorney for Personal Representative:

/s/ M. Travis Hayes M. TRAVIS HAYES, ESQ. Florida Bar No. 27883 GUNSTER, YOAKLEY & STEWART,

5551 Ridgewood Drive, Suite 501 Naples, Florida 34108 Telephone: (239) 514-1000 Facsimile: (239) 236-0299 Attorney E-Mail: thayes@gunster.com Secondary E-Mail: snieder@gunster.com Secondary E-Mail: jstevenson@gunster.com ACTIVE:35069857.1 January 24, 31, 2025 25-00313L SECOND INSERTION

--- SALES ---

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

FLORIDA CASE NO.: 24-CA-001721 PENNYMAC LOAN SERVICES, Plaintiff, v. KRISTIN NICOLE LOCH, et al.,

Defendants. NOTICE is hereby given that, Kevin C. Karnes Clerk of the Circuit Court of Lee County, Florida, will on February 27, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee

County, Florida, to wit: Lot 245, of PORTICO PHASE IIIA, according to the Plat thereof, as recorded in Instrument No. 2021000005974, of the Public Records of Lee County, Florida.

Property Address: 14720 Cantabria Drive, Fort Myers, FL 33905 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the

Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this day of 01/16/2025, Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: N. Watson DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430

25-00272L

Winter Park, FL 32789

January 24, 31, 2025

floridaservice@tblaw.com

SECOND INSERTION

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

CASE NO.: 24-CA-000173 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JOHN P. KATZ A/K/A JOHN PATRICK KATZ; UNKNOWN SPOUSE OF JOHN P. KATZ A/K/A JOHN PATRICK KATZ; WENDY KATZ A/K/A WENDY CAROLINE BASTOS A/K/A WENDY C. KATZ A/K/A WENDY CAROLINE FESSLER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 06 day of March, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 32 AND 33, BLOCK

2771, CAPE CORAL UNIT 40, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 17. PAGES 81 THROUGH 97, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 3209 NW 2ND PL, CAPE CORAL, FL

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

Dated this day of 01/16/2025KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: N. Watson Deputy Clerk

25-00275L

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-02644

January 24, 31, 2025

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

LV20906_V11

--- SALES ---

LEE COUNTY

SECOND INSERTION

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

CASE NO.: 24-CA-004056 PENNYMAC LOAN SERVICES, Plaintiff, vs. JAMES FAULKNER: RIVA DEL LAGO CONDOMINIUM ASSOCIATION, INC.; UNKNOWN SPOUSE OF JAMES FAULKNER; UNKNOWN TENANT IN POSSESSION OF THE

SUBJECT PROPERTY.

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 27 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 1502-N, OF RIVA DEL LAGO CONDOMINIUM, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED IN INSTRU-MENT NO. 2005000128203, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS

THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. PROPERTY ADDRESS: 14300 RIVA DEL LAGO DR APT 1502, FORT MYERS, FL 33907 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-

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

Dated this day of 01/17/2025

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

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01149

January 24, 31, 2025 25-00286L

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

CIVIL DIVISION CASE NO.: 24-CA-007675 TRS 401K PLAN & TRUST, Plaintiff, vs.

HORIZON TRUST COMPANY CUSTODIAN FBO VINSON FOSTER IRA; MICHAEL EWERS; DELVA CAMERON and FLORIDA LANDMAR COMMUNITIES, INC. FKA LEHIGH CORPORATION,

Defendants.TO: HORIZON TRUST COMPANY CUSTODIAN FBO VINSON FOSTER IRA, C/O NORTHWEST REGIS-TERED AGENT, INC. 2201 MENAUL BLVD NE, STE A ALBUQUERQUE,

NM 87107 MICHAEL EWERS, 153 BAIER AVE, APT 49, SOMERSET, NJ 08873-2046 DELVA CAMERON, 153 BAIER AVE, APT 49, SOMERSET, NJ 08873-2046 YOU ARE NOTIFIED that an action

to quiet title to the following properties in Lee County, Florida: LOT 25, BLOCK 39, UNIT 7, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF

THAT CERTAIN SUBDIVI-SION KNOWN AS LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF

LEE COUNTY, FLORIDA, IN PLAT BOOK 18, PAGE 8. 10-45-27-L2-07039.0250 And;

LOT 3, BLOCK 32, UNIT 6, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 144, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

DATED on 01/16/2025

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

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

25-00269L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-006508

SECOND INSERTION

EF MORTGAGE, LLC, Plaintiff, vs. HAIMISH HOMES LLC; JULIUS

DAVID VAN ROOYEN: ELLEN KATHLEEN VIANCOURT A/K/A ELLEN KATHLEEN VAN ROOYEN; TITAN CONTRACTING, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s)

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

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

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

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this day of 01/15/2025. KEVIN C. KARNES

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

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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH HIDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 24-CA-004385 PENNYMAC LOAN SERVICES, Plaintiff, vs. YINET HERRAN; ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION; FLORIDA WINDOW & DOOR; STONEYBROOK AT GATEWAY MASTER ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WILSON CRUZ A/K/A WILSON JOSE CRUZ A/K/A WILSON J. CRUZ; KENIA ISSE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 27 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK G, STONEY-BROOK AT GATEWAY UNIT 2, ACCORDING TO THE PLAT

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

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

Dated this day of 01/16/2025 KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: N. Watson Deputy Clerk

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01607 January 24, 31, 2025 25-00273L

SECOND INSERTION

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

24-CA-005295

INTERCAP LENDING, INC., PAUL GOODWIN; LARA NOELLE GOODWIN: CARRIAGE HOMES III AT ARBORWOOD PRESERVE CONDOMINIUM ASSOCIATION. INC.; ARBORWOOD PRESERVE PROPERTY OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 13, 2025 in Civil Case No. 24-CA-005295, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, INTERCAP LENDING, INC. is the Plaintiff, and PAUL GOOD-WIN; LARA NOELLE GOODWIN; CARRIAGE HOMES III AT ARBOR-WOOD PRESERVE CONDOMINIUM ASSOCIATION, INC.; ARBORWOOD PRESERVE PROPERTY OWNERS ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

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

CONDOMINIUM UNIT 1922, IN BUILDING 19, OF CAR-RIAGE HOMES III AT AR-BORWOOD PRESERVE, A PHASE CONDOMINIUM, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2020000125947, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA, AS AMENDED.

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

the court on 01/15/2025 CLERK OF THE COURT Kevin C. Karnes (SEAL) N. Watson

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

As Clerk of the Court (SEAL) By: N. Watson BROCK & SCOTT, PLLC

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-003988 CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

Plaintiff, vs. ULRIKA MANSON A/K/A ULRIKA MANSSON, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 27, 2024, and entered in 24-CA-003988 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR1, U.S. BANK NA-TIONAL ASSOCIATION, AS TRUST-EE is the Plaintiff and ULRIKA MAN-SON A/K/A ULRIKA MANSSON; UNKNOWN SPOUSE OF ULRIKA MANSON A/K/A ULRIKA MANS-SON; STONEYBROOK AT GATEWAY MASTER ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on February 20, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 32, BLOCK C, STONEY-

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

33913 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031

Dated this day of 01/21/2025Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk Submitted by: Robertson, Anschutz.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 23-CA-013526

Barrio; Unknown Spouse of Juan C.

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment and/or Order Re-

scheduling Foreclosure Sale entered in

Court of the TWENTIETH Judicial

Circuit, in and for Lee County, Florida,

wherein Freedom Mortgage Corpora-

tion is the Plaintiff and Rebeca Este-

vez; Juan C. Vargas Barrio; Unknown

Spouse of Juan C. Vargas Barrio are the

Defendants, that I will sell to the high-

est and best bidder for cash by electron-

ic sale at www.lee.realforeclose.com, be-

ginning at 09:00 AM on the 17th day of

April, 2025, the following described

property as set forth in said Final Judg-

LOT 11, BLOCK 79, UNIT 17,

GREENBRIAR, SECTION 4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH

ACRES, ACCORDING TO PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 27, PAGE

27, OF THE PUBLIC RECORDS

surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens must file a claim in accor-

dance with Florida Statutes, Section

Kevin Karnes

As Deputy Clerk

Dated this day of 01/17/2025

OF LEE COUNTY, FLORIDA. Any person claiming an interest in the

Case No. 23-CA-013526 of the

Freedom Mortgage Corporation

Rebeca Estevez; Juan C. Vargas

Plaintiff, vs.

Vargas Barrio Defendants.

ment, to wit:

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND

FOR LEE COUNTY, FLORIDA CASE NO. 24-CA-000735 SABAL SPRINGS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,

Plaintiff, vs.
WALTER KOPROWSKI AND ANN KOPROWSKI FAMILY TRUST UTD JANUARY 20, 1998; et al, Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

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

ment, to wit: LOT 4, BLOCK 15A, SABAL SPRINGS GOLF AND RAC-QUET CLUB, UNIT FOUR-A, A SUBDIVISION ACCORD-ING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 59 AT PAGES 77 THROUGH 78, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA

A/K/A: 17920 ANTHERIUM LANE, NORTH FORT MYERS, FL 33917.

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

Dated: 01/17/2025

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

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

25-00287L

SECOND INSERTION

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

CASE NO. 23-CA-009811 FLAGSTAR BANK, N.A., Plaintiff, vs. DANEVIA POWELL; MELWIN GRACIA: UNITED STATES OF

AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS: **Defendants**

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

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 01/21/2025

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

Deerfield Beach, Florida 33442 Phone (954) 571-2031

As Deputy Clerk Van Ness Law Firm, PLC 1239 E. Newport Center Drive Suite #110

ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-2001 NW 64th St, Suite 130 ING BY, THROUGH, UNDER AND ServiceMail@aldridgepite.com Ft. Lauderdale, FL 33309 Pleadings@vanlawfl.com AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO 1625-015B Attorney for Plaintiff FB18691-23/sap January 24, 31, 2025 25-00270L 25-00288L January 24, 31, 2025 January 24, 31, 2025 25-00300L

45.031.

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE-PROPERTY

IN THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-005918

British Virgin Islands Company, Plaintiff, v. 3 FIFTHS HOLDINGS LLC, a Florida Limited Liability Company; DAMIEN GRIDER, an Individual: and JOHN DOE AND ALL OTHERS IN POSSESSION,

DAN PARTNERS LIMITED, a

Defendants. TO: Damien Grider whose last known address is 2311 NW 21 Place

Cape Coral, FL 33993 YOU ARE NOTIFIED that an action to Foreclose Mortgage Non-Homestead the concerning the following property

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

has been filed against you and you are

MENDEZ, Esq., the plaintiff's attorney, whose address is Law Offices Mendez & Mendez, 7400 S.W. 57 Court, Suite 202, South Miami, Florida 33143 within 30 days and file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. Verified Return of Non-Service on Defendant, DAMIEN GRIDER, was

required to serve a copy of your writ-

ten defenses, if any, to it on DANIEL J.

filed on December 13, 2024, under Docket Entry Number 14. DATED: 01/16/2025 Kevin C. Karnes

Clerk of the Court (SEAL) By: N. Watson Deputy Clerk LAW OFFICES OF MENDEZ & MENDEZ, P.A.

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CIVIL DIVISION Case No: 24-CC-00981 BAYSHORE COMMONS COMMUNITY ASSOCIATION, INC. a Florida not-for-profit corporation,

Plaintiff, vs. JERRY MIKULANEC, SR., et al., Defendants.

Notice is hereby given pursuant to a Final Summary Judgment filed the 21st day of January, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein BAYSHORE COMMONS COMMUNI-TY ASSOCIATION, INC. is the Plaintiff and JERRY MIKULANEC, SR, is the Defendant. That I will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose. com in accordance with Chapter 45, Florida Statutes, on March 27, 2025 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

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

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

Dated on this 01/22/2025

00000.1580

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

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

SECOND INSERTION

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

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

Defendants. Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, de-

APARTMENT B-4, SEMINOLE GARDEN APARTMENTS, CONDOMINIUM UNIT B, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF ON FILE AND RE-CORDED IN OFFICIAL RE-CORDS BOOK 901, PAGE 294, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Parcel ID #: 08-44-25-P2-

0250B.0040

Property Address: 431 Van Buren Street #B4, Fort Myers, FL

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

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

Dated: 01/21/2025

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

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

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-000855 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY J.

ROSS, DECEASED, et. al. **Defendant(s),**TO: PENELOPE HENDERSON, whose last known residence is: 10317 MAPLE VIEW DR., CENTRAL LAKE,

MI 49622 all parties having or claiming to have any right, title or interest in the property described in the mortgage being

foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 26, BLOCK 15, ADDITION 1, SECTIONS 5 AND 6, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 12, PAGES 137 TO 139, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 within 30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: K. Harris DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

23-134784 January 24, 31, 2025 25-00315L

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE

BUSINESS OBSERVER • Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for

- publication. Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- · Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- · A file copy of your delivered affidavit will be sent to you.



SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

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

Respondent TO: Mitchell Brostrom

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Jami L. Duckson, Petitioner's attorney, whose address is 2743 First Street, 903, Fort Myers, Florida 33916, on or before February 24, 2025, and file the

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

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

DATED this 14th day of January, 2025.

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

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

SECOND INSERTION

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

CASE NO.: 24-CA-6466 TOWD POINT MORTGAGE TRUST ${\bf 2020\text{-}2, U.S. \ BANK \ NATIONAL}$ ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIUS G. BALOGH.

Defendants.

TO: DANIEL JOHN SHEA III YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 16, BLOCK B, OF TAN-

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

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

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

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

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

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

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-02131

January 24, 31, 2025 25-00316L

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND

FOR LEE COUNTY, FLORIDA Case No.: 24-CA-006313 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF OSCAR GOMEZ, DECEASED, ET AL.,

Defendant(s),

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

(RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 66 OF THE CERTAIN

SUBDIVISION KNOWN AS IMPERIAL RIVER ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN O.R. BOOK 28, PAGE 387, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH THE SOUTHWESTERN MOST 15 FEET OF ABUTTING LOT 65 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERN MOST COR-NER OF LOT 66 AND THE WESTERN MOST CORNER OF LOT 65, SAID POINT BE-ING THE POINT OF BEGIN-NING; THENCE RUN NORTH 45 DEGREES 14 MINUTES 50 SECONDS EAST ALONG THE NORTHWESTERLY BOUND-ARY OF LOT 65 FOR 15 FEET: THENCE CONTINUE SOUTH 44 DEGREES 45 MINUTES 10 SECONDS EAST FOR 130.0 FEET TO THE NORTHWEST-ERLY R/W OF A 60' ROAD-WAY (KNOWN AS IMPERIAL

RIVER DRIVE PER MAP ALTHOUGH POSTED PINECREST LANE); THENCE CONTINUE SOUTH 45 DE-GREES 14 MINUTES 50 SEC-ONDS WEST ALONG SAID R/W FOR 15 FEET TO THE SOUTHERN MOST CORNER OF LOT 65 AND THE EAST-ERN MOST CORNER OF LOT THENCE CONTINUE NORTH 44 DEGREES 45 MIN-UTES 10 SECONDS WEST ALONG THE COMMON LINE DIVIDING LOTS 65 AND 66 FOR 130.0 FEET TO THE POINT OF BEGINNING.

a/k/a 27616 Pinecrest Ln, Bonita Springs, FL 34135

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

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

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

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

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

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

SECOND INSERTION

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

CASE NO.: 24-CA-005631

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 13 day of March, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 5 AND 6, BLOCK 2645,

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

PROPERTY ADDRESS: 1117 NW 6TH AVENUE, CAPE

CORAL, FL 33993 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this day of 01/17/2025KEVIN C. KARNES

Clerk Of The Circuit Court (SEAL) By: N. Watson Deputy Clerk Submitted by:

De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02079

January 24, 31, 2025

SECOND INSERTION

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

FLORIDA DIVISION: CIVIL CASE NO. 24-CC-005272 THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit

corporation, Plaintiff, vs. WALTER E. SEMENUK; WALTER JOSEPH SEMENUK, INDIVIDUALLY AND AS TRUSTEE OF THE REGINA MARY SEMENUK PRIMARY TRUST AGREEMENT, U/T/D NOVEMBER 8, 2011: WALTER JOSEPH SEMENUK, INDIVIDUALLY AND AS TRUSTEE OF THE SEMENUK JOINT PRIMARY TRUST AGREEMENT, U/T/D DECEMBER 18, 2012; REGINA M. SEMENUK, INDIVIDUALLY AND AS TRUSTEE OF THE REGINA MARY SEMENUK PRIMARY TRUST AGREEMENT, U/T/D NOVEMBER 8, 2011; REGINA M. SEMENUK, INDIVIDUALLY AND AS TRUSTEE OF THE SEMINUK JOINT PRIMARY TRUST AGREEMENT, $\mathrm{U/T/D}$ DECEMBER 18, 2012; THE UNKNOWN SUCCESSOR. TRUSTEE(S) OF THE REGINA MARY SEMENUK PRIMARY TRUST AGREEMENT, U/T/D NOVEMBER 8, 2011; THE UNKNOWN SUCCESSOR, TRUSTEE(S) OF THE SEMENUK JOINT PRIMARY TRUST AGREEMENT, U/T/D DECEMBER

18, 2012,

Defendants

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 13, 2025 at 9:00 A.M. via electronic sale at www.lee.real foreclose.com, in accordance with Sec-

sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida: Unit/Week(s) No.(s) 38 in Condominium Parcel No.(s) 114, of THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1669, Page

tion 45.031, Florida Statutes, offer for

Lee County, Florida, and all Amendment(s) thereto, if any pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.

1120, in the Public Records of

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

WITNESS my hand and official seal of said Court this day of 01/21/2025,

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

25-00308L

Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 48109 / 12-27721

PUBLISH

January 24, 31, 2025

YOUR LEGAL NOTICE

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

• We offer an online payment portal for easy credit card payment

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

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- SALES / ESTATES ---

FOURTH INSERTION

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

NOTICE OF DEFAULT

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

UNKNOWN BENEFICIARIES AND TRUSTEES OF THE RUSSEL C. ECKERT, SR. AND VERA A. ECKERT TRUST U/T/A DATED **NOVEMBER 5, 1991,** Defendants.

TO: THE UNKNOWN BENEFICIA-RIES, TRUSTEES, DEVISEES, AS-SIGNEES, LIENORS, CREDITORS, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE RUS-SEL C. ECKERT, SR. AND VERA A. ECKERT TRUST U/T/A DATED NO-VEMBER 5, 1991.

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

YOU ARE HEREBY NOTIFIED that the above Court has granted the Plaintiffs' Motion for Default Judgment and Final Judgment related to the determination of trustees and beneficiaries, declaratory judgment establishing existence of trust, and a quiet title action of the Russel C. Eckert, Sr. and Vera A. Eckert Trust u/t/a/ Dated November 5, 1991, in the Circuit Court for Lee County, Florida, Civil Division, the address of which is 1700 Monroe Street. Fort Myers, Florida 33901, Case No. 24-CA-6750, for failure of Defendants to file with the Court or below named counsel any written claims or defenses to the Complaint and attached Exhibits A and B. This matter also involves real property with the legal description of: Lot 18, Block 40, Unit 12, Section 13, Lehigh Acres according to the map or plat thereof on file in the office of the Clerk of the Circuit Court, and being the same premises conveyed to Grantors as recorded in Deed Book 304, page 86, Public Records, Lee County,

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

the complaint herein. The date of first publication of this notice is January 10, 2025. Dated January 2, 2025 Bv: Dawn L. Drellos-Thompson, Esq. Counsel for Plaintiffs Florida Bar No. 22503 9990 Coconut Road, Suite 210 Bonita Springs, FL 34135 Phone: 239-390-1295 Email: dawn@compass.legal

January 10, 17, 24, 31, 2025

--- PUBLIC SALES / TAX DEEDS ---

THIRD INSERTION

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

Tax Deed #:2024002569 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-020235 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 10 BLK 56 PB 18 PG 116 LOT 13 Strap Number 25-45-27-10-00056.0130

Names in which assessed: TARPON IV LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 19-004553

Year of Issuance 2019 Descrip-

tion of Property LEHIGH

ACRES UNIT 4 BLK 39 PB 15

PG 62 LOT 15 Strap Number 13-

ROMANENGHI.

25-00182L

it was assessed are as follows:

44-26-04-00039.0150

EGYDIO

Names in which assessed:

NORMA EDIT GIANNONI

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 03/11/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 18-018396

Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 10 BLK 57 PB 15

PG 141 LOT 17 Strap Number 14-

JOYCE M FREIMUTH, JOYCE

MARIE FRIEMUTH, MARRI-

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

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 03/11/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

it was assessed are as follows:

45-27-10-00057.0170

Names in which assess

ANNE P WELLS

Tax Deed #:2024002580

Tax Deed #:2024002547

THIRD INSERTION

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

Tax Deed #:2024002544 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-005663 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 8 BLK 82 PB 15 PG 62 LOT 11 Strap Number 13-44-26-08-00082.0110

Names in which assessed: JAMES P LUSSIER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00184I

THIRD INSERTION

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

Tax Deed #:2024002554 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-018901 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 8 BLK 48 PB 15 PG 177 LOT 10 Strap Number 01-45-27-08-00048.0100 Names in which assessed:

HAVEN THREE 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 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00185L

FOURTH INSERTION

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

CIVIL ACTION CASE NO.: 24-CA-6691 JAMES F. FOREST, Plaintiff, -vs-UNKNOWN TRUSTEES OF THE SEGUIN FAMILY TRUST: UNKNOWN BENEFICIARIES OF THE SEGUIN FAMILY TRUST; RON SEGUIN; BARBARA SEGUIN; their devises, grantees, creditors, and all other parties claiming by, through, under and against it; and all unknown natural persons, if alive and of not known to be dead or alive, his several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and his several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under

WHOM IT MAY CONCERN,

Defendant.TO THE DEFENDANTS UNKNOWN TRUSTEES OF THE SEGUIN FAM-ILY TRUST; UNKNOWN BENEFICIARIES OF THE SEGUIN FAMILY TRUST; RON SEGUIN; BARBARA SEGUIN and all other parties claiming by, through, under or against them; and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and their several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described Lee County, Florida:

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

common elements as described in said Declaration of Condominium appurtenant thereto, as amended

Strap No.: 11-45-23-C4-0130A.2030

a/k/a 521 SW 47th Terrace, #203, Cape Coral, Florida 33914 YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that a suit to quiet title to the above described property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas M. Tarsia, Esquire, Plaintiff's Attorney, of the law firm of Jones, Haber & Rollings, whose address is 1633 SE 47th Terrace, Cape Coral, Florida 33904 and file the original with the Clerk of this Court on or before February 10, 2025; otherwise the allegations of the Complaint will be taken as confessed.

This Notice shall be published once a week for four consecutive weeks in Cape Coral, Florida. Dated: 12/30/2024

KEVIN C. KARNES, Clerk of Circuit Court (SEAL) By: K. Harris Deputy Clerk

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

25-00082L

THIRD INSERTION

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

Tax Deed #:2024002595 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-019082 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 4 BLK 28 PB 15 PG 191 LOT 9 Strap Number 02-45-27-04-00028.0090 Names in which assessed:

JANET L CREPPS, WILLIAM G CREPPS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00186L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002540

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

Certificate Number: 35-19 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 62 BLK 3037 PB 21 PG 28 LOTS 41 + 42 Strap Number 26-44-23-C3-03037.0410

Names in which assessed: NOAM INVESTMENTS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00191L

any of the above named or described

interest in and to the lands hereafter

claiming to have any right, title or

defendants or parties who are

described, and ALL OTHERS

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

CASE NO.: 24-CA-005233 EXPRESS RESTORATION, LLC, a Florida Limited Liability Company,

JKS CONSTRUCTION & ENGINEERING INC., a Florida Corporation,

NEERING, INC., a Florida Corporation c/o Reife N. Petersen, Registered Agent 925 East Industrial Circle, Unit 9 Cape Coral, FL 33909

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

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Within to working days of your recipt of this notice, contact the Deputy Court Administrator ad 239-533-5000; 1700 Monroe Street, Fort Myers, Florida 33901. WITNESS my hand and seal of this

Court this day of 01/10/2025 Kevin C. Karnes Clerk of Court N. Watson (SEAL)

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

THIRD INSERTION

FLORIDA

CIVIL ACTION

Defendant. To: JKS CONSTRUCTION & ENGI-

YOU ARE NOTIFIED that an action

If you are a person with a disability

25-00211L

Deputy Clerk

FOURTH INSERTION

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

Case No.: 24-CA-005341 DIRECT GENERAL INSURANCE COMPANY,

Plaintiff, v. MACEY Y. MATIAS AND JONATHAN POZO, Defendants.

TO: JONATHAN POZO Address Unknown

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Lee County and you are required to serve a copy of your written defenses, if any, to it on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 2075 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, FL 33901, on or before February 18, 2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment.
This notice shall be published once

each week for four consecutive weeks in The Business Observer.

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

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

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

THIRD INSERTION

NOTICE OF ACTION

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

CYAN STAR LLC,

Plaintiff, v.
JAMES T. BONHAM; ET AL.,

Defendants.

To PABLO ANIBAL VACA VILLAGOMEZ; MONICA ELIZABETH CHILIQU-INGA ONA: FULTON J. CARRIGAN: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property

LEHIGH ACRES UNIT 14 BLK 23 PB 20 PG 34 LOT 26 More common-

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

Lehigh Acres, FL 33972 has been filed by Plaintiff, CYAN STAR LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before February 19, 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

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

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

25-00212L

THIRD INSERTION

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

Tax Deed #:2024002548 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-031046 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 58 BLK 5348 PB 23 PG 138 LOTS 41 + 42 Strap Number 18-44-23-C2-05348.0410 Names in which assessed: PERLACIA INVESTMENTS LLC, PERLACIA INVEST-MENTS, 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 03/11/2025 at 10:00 am. by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00183L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002545

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

Certificate Number: 21-002919 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 6 BLK 68 PB 15 PG 58 LOT 6 Strap Number 01-44-26-06-00068.0060 Names in which assessed PENA FAMILY REVOCABLE TRUST DATED SEPTEMBER

29, 2015 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00187L

THIRD INSERTION

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

Tax Deed #:2024002627

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

Certificate Number: 24-59 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 60 BLK 4247 PB 19 PG 165 LOTS 25 + 26 Strap Number 06-44-23-C2-04247.0250

Names in which assessed:

MICHAEL J WILLIAMS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. January 17, 24, 31; February 7, 2025

--- TAX DEEDS ---

LEE COUNTY

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

Certificate Number: 17-018583 Year of Issuance 2017 Description of Property LEHIGH ACRES UNIT 12 BLK 63 PB 15 PG 144 LOT 9 Strap Number 14-45-27-12-00063.0090

Names in which assessed: MARYAM H O S ALHOULAH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00148L

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

Certificate Number: 17-019073 Year of Issuance 2017 Description of Property MIRROR LAKES UNIT 63 BLK 239 PB 27 PG 150 LOT 8 Strap Number 20-45-27-63-00239.0080

Names in which assessed: TARPON IV LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

 ${\it January\,17,\,24,\,31;\,February\,7,\,2025}$ 25-00149L

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

Certificate Number: 18-004597 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 8 BLK.72 PB 15 PG 61 LOT 20 Strap Number 12-44-26-08-00072.0200

Names in which assessed: VALERIE LAWRENCE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00154L

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

was assessed are as follows: Certificate Number: 18-004624 Year of Issuance 2018 Descrip-tion of Property LEHIGH ACRES UNIT 10 BLK 95 PB 15 PG 61 LOT 16 Strap Number 12-44-26-10-00095.0160

Names in which assessed: JACK L JORDAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00155L

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

Certificate Number: 18-005207 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 4 BLK 21 PB 26 PG 31 LOT 4 Strap Number 20-44-26-04-00021.0040

Names in which assessed: ELBA PENA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

 ${\it January\,17,\,24,\,31;\,February\,7,\,2025}$ 25-00159L

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

Certificate Number: 18-005576 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 2 BLK.13 PB 15 PG 67 LOT 17 Strap Number 23-44-26-02-00013.0170

Names in which assessed: JOAN D HILL TRUST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00161L

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 thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 18-005803

Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 4 BLK.26 PB 15 PG 68 LOT 18 Strap Number 24-44-26-04-00026.0180 Names in which assessed:

ANN T CAMPION All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 18-019176

Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 11 BLK 65 PB 18 PG 64 LOT 11 Strap Number 21-45-27-11-00065.0110 Names in which assessed:

WARDELES B MARVEL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00172L

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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 18-019189

Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 12 BLK 70 PB 18 PG 65 LOT 7 Strap Number 21-45-27-12-00070.0070 Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00173L

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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 18-019242

Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 14 BLK 95 PB 18 PG 67 LOT 22 Strap Number 21-45-27-14-00095.0220 Names in which assessed:

TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 18-019334

Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 4 BLK 18 PB 18 PG 74 LOT 5 Strap Number 22-45-27-04-00018.0050 Names in which assessed:

TARPON IV, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

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

THIRD INSERTION

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: 18-020082

Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 9 BLK 82 PB 18 PG 104 LOT 5 Strap Number 24-45-27-09-00082.0050 Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

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

Certificate Number: 18-009701 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 10 BLK 39 DB 254 PG 80 W 1/2 LOT 13 Strap Number 14-44-27-10-00039.013B

Names in which assessed: CAROLYN MITCHELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

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

Certificate Number: 18-018517 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 1 BLK 8 PB 18 PG 37 LOT 14 Strap Number 15-45-27-01-00008.0140

Names in which assessed: CALVIN R FRANCIS, CALVIN R FRANCIS ESTATE All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00170L

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

Certificate Number: 18-019667 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 4 BLK 32 PB 20 PG 24 LOT 22 Strap Number 23-45-27-04-00032.0220 Names in which assessed: MAI FONDEVILLA, MELO

FONDEVILLA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00176L

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

Certificate Number: 18-020183 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 6 BLK 35 PB 18 PG 112 LOT 29 Strap Number 25-45-27-06-00035.0290 Names in which assessed: JADWIGA C KUNKLE, KEN-

NETH M KUNKLE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

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

Certificate Number: 18-020215 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 9 BLK 50 PB 18 PG 115 LOT 2 Strap Number 25-45-27-09-00050,0020 Names in which assessed:

SHIRLEY J KULL, SHIRLEY KULL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00179L

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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 18-020220 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 9 BLK 51 PB 18 PG 115 LOT 5 Strap Number 25-45-27-09-00051.0050 Names in which assessed: EDWARD ZALEWSKI, MARY

ZALEWSKI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-January 17, 24, 31; February 7, 2025

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--- TAX DEEDS ---

THIRD INSERTION

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

Tax Deed #:2024002472 NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-026 Year of Issuance 2022 Description of Property LEHIGH ESTATES UNIT 3 BLK.14 PB 15 PG 83 LOT 16 Strap Number 32-44-26-03-00014.0160

Names in which assessed: DANIEL AUGUSTO PEREIRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002571 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-003646 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 11 BLK 114 PB 15 PG 58 LOT 12 Strap Number 01-44-26-11-00114.0120

Names in which assessed: GENEVA ADAIR, GENEVA P ADAIR, ROY H ADAIR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002555 NOTICE IS HEREBY GIVEN that Cape

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

Certificate Number: 18-004262 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 5 BLK.43 PB 15 PG 60 LOT 8 Strap Number 11-44-26-05-00043.0080

Names in which assessed FLORA LOPEZ, ISABEL LO-PEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002577

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

Certificate Number: 18-004687 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 1 BLK.1 PB 15 PG 62 LOT 1 Strap Number 13-44-26-01-00001.0010

Names in which assessed: JUDITH ANNE MORLOCK, MARJORIE JEAN CORBE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002578 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-004952 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 1 BLK.10 PB 15 PG 63 LOT 19 Strap Number 14-44-26-01-00010.0190 Names in which assessed:

MARY R KAUFMAN, MILTON M KAUFMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002557 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-004977 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 2 BLK.18 PB 15 PG 63 LOT 13 Strap Number 14-44-26-02-00018.0130 Names in which assessed: EDITH J BROWN, JOHN AL-LEN BROWN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002615 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 14-308 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.70 PB 15 PG 96 LOTS 7 + 8 Strap Number 10-45-26-05-00070.0070

Names in which assessed: PRISCILLA ANN PRAUGHT, PROSCILLA ANN PRAUGHT **ESTATE**

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002573 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-003854 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 9 BLK 92 PB 15 PG 59 LOT 9 Strap Number 02-44-26-09-00092.0090 Names in which assessed:

DELORES ROUSE, DELORES ROUSE LEWIS, INEZ WICKARD, LADORIS SMITH, MURIEL MYLER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002565 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-005575 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 2 BLK.13 PB 15 PG 67 LOT 15 Strap Number 23-44-26-02-00013.0150

Names in which assessed: JOAN D HILL TRUST, JOAN D HILL TRUST DATED MAY 25, 2006

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002570

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

Certificate Number: 18-006505 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 3 BLK.30 PB 15 PG 78 LOT 7 Strap Number 28-44-26-03-00030.0070 Names in which assessed:

JAMES COCCHIA, JEFFREY COCCHIA, JOANN COCCHIA, PHYLLIS DIIORIO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2024002553

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

Certificate Number: 18-014147 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 10 BLK 104 PB 15 PG 93 LOT 8 Strap Number 01-45-26-10-00104.0080 Names in which assessed:

HATTIE JOHNSON, HATTIE S JOHNSON, HATTIE SELMA JOHNSON All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002559

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

Certificate Number: 18-018314 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 6 BLK.35 PB 15 PG 136 LOT 13 Strap Number 14-45-27-06-00035.0130

Names in which assessed: DOROTHY S LIGGET, DOROTHY STROM LIGGET, F A LIGGET, FRANCIS AUGUSTUS LIGGET

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002550 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 15-594 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 27 PT E BLK 174 PB 27 PG 44 LOT 17 Strap Number 05-44-27-08-00174.0170

Names in which assessed: TIMIOS PENSION SCHEME TRUST, TIMIOS PENSION SCHEME, A PENSION TRUST U/A/D SEPTEMBER 28, 2012

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002572 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-003649 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 12 BLK 116 PB 15 PG 58 LOT 14 Strap Number 01-44-26-12-00116.0140

Names in which assessed: CLARENCE MEYER, EARL MEY-ER, ERMA GABLE, FLORENCE E BROWN, JAMES R BRANDEBERRY, JAMES R BRANDEBERRY,

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00151L

THIRD INSERTION

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

Tax Deed #:2024002586 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 18-005884 Year of Issuance 2018 Description of Property LEHIGH ACRES REPLAT SEC 24 PB 26 PG 126 BLK 115 LOT 12 Strap Number 24-44-26-07-

00115.0120 Names in which assessed: CATHERINE B CLEAVELAND ${\rm J}$ L CLEAVELAND, JAMES L CLEAVELAND

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00163L

THIRD INSERTION

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

Tax Deed #:2024002558 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 18-018301 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 6 BLK 31 PB 15 PG 136 LOT 5 Strap Number 14-45-27-06-00031.0050

Names in which assessed: EDWARD H. POTTER LIVING TRUST DATED NOV 21, 1991, EDWWARD H POTTER LIV-ING TRUST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00167L

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002581

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

Certificate Number: 18-018906 Year of Issuance 2018 Description of Property MIRROR LAKES UNIT 70 BLK 275 PB 27 PG 157 LOT 7 Strap Number 19-45-27-70-00275.0070 Names in which assessed:

MARY MINASSIAN SELF DECLARATION OF TRUST DATED MARCH 4, 1996, MARY MINASSIAN TRUST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024001812 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

follows: Certificate Number: 41-3 Year of Issuance 2022 Description of Property S 290 FT OF NE 1/4 OF SE 1/4 AS DESC IN OR 2443 PG 2160 Strap Number 07-44-22-00-00023.0030

Names in which assessed CHRIS SAPP, MANGO MA-NIAC INC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

January 17, 24, 31; February 7, 2025 25-00192L

THIRD INSERTION

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

Tax Deed #:2024002629

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

Certificate Number: 25-20 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 59 BLK 4184 PB 19 PG 152 LOT 33 + 34 Strap Number 07-44-23-C1-04184.0330

Names in which assessed:

SOLE HOMES LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025

at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. January 17, 24, 31; February 7, 2025

THIRD INSERTION

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

Tax Deed #:2024002546

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

Certificate Number: 21-013585 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 1 BLK 1 PB 15 PG 170 LOT 21 Strap Number 01-45-27-01-00001.0210

Names in which assessed: MARIE A DEFRANCIS, MARIE ANTOINETTE DEFRANCIS ESTATE, WILLIAM B DEFRANCIS, WILLIAM B DEFRANCIS

CIS ESTATE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real taxdeed.com on 03/11/2025 and the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real taxdeed.com on 03/11/2025 and the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real taxdeed.com on 03/11/2025 and the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real taxdeed.com on 03/11/2025 and the property described in the property described inat 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. January 17, 24, 31; February 7, 2025