

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storageauction.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211
Time: 10:45 AM

Sale to be held at www.storageauction.com.

0058 - Homen, Annie; 0075 - Hernandez, Omar; 0088G - Willoughby, Thomas; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0109 - Ryals, Lakaehjah; 0330 - burke, clarence; 0556 - Caszatt, Stephen; 0658 - Felix, Stephan; 0766 - Mitchell, Reuben; 0840 - Peralez, Norma; 0880 - Bridley, Mikara; 1345 - Bailey, Niquasia A; 1351 - veloso, Rodrigo; 1411 - Sewell, Sharon

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721
Time: 11:00 AM

Sale to be held at www.storageauction.com.

1002G - Nixon, Jeffery; 1009G - Mccune, Steven; 1069 - Lopez, Sylvia; 3011G - Blakeslee, Dennis R; 4011G - Infante, Alejandro; 4033G - Martin, Dawn

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489
Time: 11:15 AM

Sale to be held at www.storageauction.com.

039 - Maloy, Thomas; 097 - murray, krysta; 133 - Pineda, Claudia; 156 - Cannady, John; 199 - Mojica, Evaristo; 203 - sanders, Deborah; 213 - Feliciano, Evaristo; 220 - Lazoile, Wisline; 256 - Francis, John; 428 - Hair Warehouse SWFL Mitchel, Kristal; 451 - Lampkin, Shadreya; 495 - Ramos, Maria

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635
Time: 11:30 AM

Sale to be held at www.storageauction.com.

A275 - Boyle, Brendan; A290 - Watkins, Micheal; B321 - Turnkey construction and Remodeling, LLC Cabranes, Jorge; D55276 - Fowler, Alexandra

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571
Time: 12:15 PM

Sale to be held at www.storageauction.com.

1027 - Walker, Ryan; 2063 - Kern, Amanda; 3045 - Saffron, Aubrey; 3139 - Armstrong, Jeffrey; 3205 - Katz, Robert

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897
Time: 12:30 PM

Sale to be held at www.storageauction.com.

A011 - Rau, Shelby Spor; B002 - Mirra, Sally; B064 - Santos, Ruth; B070 - Eaves, Jamie s.; B087 - Chesters, Sydney; D001 - Castillo, Luis; D041 - Reum, Amber; E025 - Cross, Adam; H253 - Horvath, Dina; H273 - Claxton, Joel; I324 - Fuller, Sharron; I328 - Matar, Salman; I351 - askew, William; L003E - Audet, Felicia

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811
Time: 12:45 PM

Sale to be held at www.storageauction.com.

C054 - Cyr, Pam; C068 - Serbin, Krista; C088 - Maher, Allison; D107 - Rodriguez, Rocky; E169 - Rubalcaba, Sonya; F198 - Mangrum, Jeannette; F225 - Cross, Adam; H253 - Horvath, Dina; H273 - Claxton, Joel; I324 - Fuller, Sharron; I328 - Matar, Salman; I351 - askew, William; L003E - Audet, Felicia

PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200
Time: 01:00 PM

Sale to be held at www.storageauction.com.

1033 - Gamble, Dennis; 321011 - Kohl, William

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

February 7, 14, 2025

25-00494L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storageauction.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534
Time: 09:45 AM

Sale to be held at www.storageauction.com.

1072 - FRANCO, DAYANA; 1080 - Glee, Naomi; 1128 - Young, Sharaya; 2014 - Hawthorne, Janet; 2097 - Buron, Stephanie; 2099 - Lopez, Makaila; 2141 - Cosby, Roekyha; 2143 - Cole, Melany; 2187 - Diaz, Lilliana; 2261 - barton, Christina; 2275 - Alvarado, Maria; 2295 - Gonzalez-Mendez, Alex; 3036 - Crutchley, Nicholas; 3051 - Emara, Monika; 3052 - Bosman, Ashley; 3079 - Jean-Joseph, Amandaluisse; 3138 - crespo, Brianna; 3139 - Escarment, Alexis; 3268 - Rogers, Steven; 3270 - Chai, Alfred

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447
Time: 10:00 AM

Sale to be held at www.storageauction.com.

1024 - Allen, Jordan; 1038 - Brown, Robin; 1065 - Flores, Mardiel; 2053 - Rivera, Ezequiel; 2102 - Marcellus, Jackson; 2197 - Tizol, Desiree; 2224 - burgos, genesis; 2294 - Mole, Debbie; 2320 - Wholesale Direct Water Systems LLC Malinosky, Michael

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

February 7, 14, 2025

25-00495L

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 Blue Horizon Home Services located at 615 SW 19th St in the City of Cape Coral, Lee County, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2025.

Konstantina Zayranov
February 7, 2025 25-00470L

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 Wingstop located at 18911 S Tamiami Trl, Ste#6 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 3rd day of February, 2025.

FDR Wings X, LLC
February 7, 2025 25-00510L

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 RetroPop Soda Shop located at 2107 River Ridge Blvd in the City of Fort Myers, Lee County, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of February, 2025.

Timothy Bechtel and John Bechtel
February 7, 2025 25-00513L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Ralph Rubio will engage in business under the fictitious name DIGITAL FLOW STUDIOS, with a physical address 2366 E Mall Dr, Apt 201 FORT MYERS, FL 33901, with a mailing address 2366 E Mall Dr, Apt 201 FORT MYERS, FL 33901, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

Dated this 31st day of January, 2025.

Purpose Launch Marketing LLC.
MG
February 7, 2025 25-00523L

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 Share the Bible located at 11974 Avalon Preserve Blvd 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 31st day of January, 2025.

Purpose Launch Marketing LLC.
MG
February 7, 2025 25-00505L

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 AERIAL PART SUPPLIES located at 16327 Old US 41, #301 in the City of Fort Myers, Lee County, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of January, 2025.

CISOLIFT DISTRIBUTION USA INC.
Pascal Leclerc
February 7, 2025 25-00499L

FIRST INSERTION

CC COMMUNITY DEVELOPMENT DISTRICT Notice of Public Meeting

The Board of Supervisors of CC Community Development District will hold its Auditor Selection Committee Meeting and rescheduled Board Meeting on Thursday, February 18, 2025, at 11:00 a.m. at 2260 SW 4th Street, Cape Coral, FL 33991.

The Auditor Selection Committee will review, discuss and rank the proposals the proposals received to perform the audit for the fiscal year ending September 30, 2024, as previously advertised in accordance with Florida law. The rescheduled Board meeting will take place following the Auditor Selection Committee meeting where the Board may consider any other business that may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando 32817, (407) 723-5900, during normal business hours, or from the District's website <http://cc-cdd.com/>.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jane Gaarlandt
District Manager
February 7, 2025 25-00476L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauction.com on 2/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Judith Bircher unit #00141; Maria Ramos unit #00162; Yujey Cuarezma Bonet unit #00220; Judith Bircher unit #00283; Judith Bircher unit #00314; Debra Bitondo unit #00327; Rachel Wilson unit #00428; Kevin Jacsaint unit #00448; William Taylor III unit #01044; Dennis Wooley unit #0124A; Laura Tomaskovich unit #424A. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

February 7, 14, 2025 25-00468L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Ashley Adams unit #334; Donald Rentz unit #407; Patrick Vaught unit #559; Andrew Tuller unit #822. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

February 7, 14, 2025 25-00504L

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 Bonita Smoke Shop and Cigar Lounge located at 23050 Via Villagio Parkway, Suite 101 in the City of Estero, Lee County, FL 33928 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2025.

Mac Cigars, LLC
Margaret Hassani-Sadi, member
February 7, 2025 25-00469L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sun-Links Golf, located at 2118 Del Prado Blvd S, in the City of Cape Coral, County of Lee, State of FL, 33990, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 31 of January, 2025.

NAPLES VAPOR LLC
2118 Del Prado Blvd S
Cape Coral, FL 33990
February 7, 2025 25-00498L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 N Tamiami Trail, North Fort Myers, FL 33903, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/25/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Tonia Lacy 1332 Boxes, Totes

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

February 7, 14, 2025

25-00503L

FIRST INSERTION

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

CIVIL ACTION
Case No.: 25-CA-000211

Judge Keith R. Kyle

In RE: FORFEITURE OF 2004 Dodge Ram 1500 (Red)

VIN: 1D7HA16D84J197117

Claimant(s): JOHNNY LEE THORNTON

TO: Johnny Lee Thornton

AND TO: All others whose names are presently unknown but may claim an interest in the Red 2004 Dodge Ram 1500 VIN: 1D7HA16D84J197117 described herein.

YOU ARE HEREBY NOTIFIED that the City of Fort Myers, Florida has initiated forfeiture proceedings against the above-described Red 2004 Dodge Ram 1500 VIN: 1D7HA16D84J197117, which was seized by the Fort Myers Police Department on or about January 08, 2025, in Fort Myers, Lee County, pursuant to the Florida Contraband Forfeiture Act. The City of Fort Myers Police Department is currently holding the seized property.

Any persons or entities claiming an ownership or perfected security interest in the Red 2004 Dodge Ram 1500 VIN: 1D7HA16D84J197117 described above shall make such interest known by filing such claim with the Court in the above-styled cause and by sending a copy of such claim to the address below within twenty (20) days. In accordance with Florida Statute 932.704(6)(a), the seizing agency shall publish the notice of the forfeiture complaint for 2 consecutive weeks on a publicly accessible website or if published in print, once a week for 2 consecutive weeks in a newspaper qualified to publish legal notices under chapter 50 in the county where the seizure occurred. These proceedings will be advertised through Business Observer. If no claim is filed, a default may be entered for the relief demanded in the petition and a request will be made for final judgment of forfeiture.

Office of the City Attorney
Post Office Drawer 2217
Fort Myers, Florida 33902

CITY OF FORT MYERS
Counsel for Petitioner
City of Fort Myers

By: /s/ Amanda B. Browning-Richardson

Grant W. Alley, City Attorney
Florida Bar No. 0967386

Amanda B. Browning-Richardson,
Assistant City Attorney
Florida Bar No. 1010920

City of Fort Myers
Post Office Drawer 2217
Fort Myers, Florida 33902

Tel: (239) 321-7640
Fax (239) 344-5916

Email: galley@fortmyers.gov
Email: arichardson@fortmyers.gov

Email: sveale@fortmyers.gov
Email: LegalService@fortmyers.gov

(Service Only)
February 7, 14, 2025 25-00493L

FIRST INSERTION

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

CIVIL DIVISION
CASE NO: 24-DR-7292

IN RE: The Marriage Of: BRITTANY KOLECKI, Wife, and JUSTIN KOLECKI, Husband.

Petition for Dissolution of Marriage With Minor Children and for Other Relief

TO: Justin Kolecki

Last Known Address: 1100 S.E. 5th Street, Cape Coral, Florida 33990

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage With Minor Children and for Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BRITTANY KOLECKI, whose address is c/o Eve McClurg, 2041 Bayside Parkway, Fort Myers, FL 33901, on or before March 11, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} N/A

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

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

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

Dated: 01/30/2025

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

Eve McClurg,
2041 Bayside Parkway,
Fort Myers, FL 33901
February 7, 14, 21, 28, 2025

25-00500L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/21/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1975 DORA HS 07355281E0770 & 07355281E0771 . Last Tenants: DION SHANE HOLTER and all unknown parties beneficiaries heirs . Sale to be at ORANGE HARBOR CO-OP INC, 5749 PALM BEACH BOULEVARD, FORT MYERS, FL 33905. 813-241-8269.

February 7, 14, 2025 25-00517L

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, Airworks Cooling & Heating, Inc., a Florida corporation, desires to engage in business under the fictitious name of 2 Nice Guys, Inc., at 17131 Alico Center Road, Unit 2, Fort Myers, FL 33967. Notice is further given that the undersigned intends to register this fictitious name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.

Dated: 02/04/2025

Airworks Cooling & Heating, Inc. a Florida Corporation
By: /s/ John E. Tubbs (Feb 4, 2025 08:43 EST)

Name: John E. Tubbs
Title: President
February 7, 2025 25-00514L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Gustavo Vejar will engage in business under the fictitious name SERVIGARD, with a physical address 27344 IMPERIAL OAKS CIR BONITA SPRINGS, FL 34135, with a mailing address 27344 IMPERIAL OAKS CIR BONITA SPRINGS, FL 34135, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 7, 2025 25-00526L

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 ISLAND GIRL EATS located at 13921 WATERFRONT DR in the City of CAPE CORAL, Lee County, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of February, 2025.

ISLAND GIRLS TIKI INC
MICHAEL AMATO
February 7, 2025 25-00527L

FIRST INSERTION

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

Tax Deed #:2024002693
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: 19-673 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK.40 PB 15 PG 160 LOT 2 Strap Number 11-45-27-10-00040.0020
Names in which assessed: CARL L WERKMEISTER, CARL L WERKMEISTER ESTATE, CARL WERKMEISTER JR ES-TATE, RICHARD WERKMEIS-TER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00443L

FIRST INSERTION

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

Tax Deed #:2024002665
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: 21-001981 Year of Issuance 2021 Description of Property PAR LOC IN SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF NW 1/4 Strap Number 01-44-24-00-00009.0020
Names in which assessed: EQUITY ONE (FLORIDA PORTFOLIO) INC, EQUITY ONE (FLORIDA PORTFOLIO) INC., EQUITY ONE (FLORIDA PORTFOLIO) INC., EQUITY ONE FLORIDA PORTFOLIO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00449L

FIRST INSERTION

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

Tax Deed #:2024002713
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-61 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 98 BLK 6149 PB 25 PG 119 LOTS 17 + 18 Strap Number 29-43-23-C3-06149.0170
Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOPMENT, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00433L

FIRST INSERTION

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

Tax Deed #:2024002724
NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-696 Year of Issuance 2022 Description of Property LEHIGH ACRES REPLAT SEC 1 PB 26 PG 171 BLK 63 LOT 4 Strap Number 01-45-26-06-00063.0040
Names in which assessed: WEI SONG REALTY INVESTMENT 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 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00434L

FIRST INSERTION

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

Tax Deed #:2024002666
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: 21-593 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 62 PB 18 PG 99 LOT 18 Strap Number 24-45-27-06-00062.0180
Names in which assessed: ARLENE TORO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00451L

FIRST INSERTION

NOTICE TO CREDITORS

The administration of the Estate of JANET ANN MESSERSMITH, deceased, whose date of death was April 13, 2024, File Number 24-CP-2112, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims within this Court WITHIN THREE MONTHS AFTER

FIRST INSERTION

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

Tax Deed #:2024002708
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: 46-44 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 84 BLK 5548 PB 24 PG 46 LOTS 45 + 46 Strap Number 19-43-24-C1-05548.0450
Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOPMENT, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00454L

FIRST INSERTION

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

Tax Deed #:2024002717
NOTICE IS HEREBY GIVEN that MIRKO KAUTZ GERMAN OWLS, 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: 14-08 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 61 BLK 4338 PB 21 PG 17 LOTS 17 + 18 Strap Number 31-43-23-C1-04338.0170
Names in which assessed: SONIA CHAVEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00435L

FIRST INSERTION

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

Tax Deed #:2024002723
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: 15-054 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 40 PB 15 PG 3 LOT 5 Strap Number 01-44-27-02-44-27-10-00040.0050
Names in which assessed: ERIC WELSH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00439L

FIRST INSERTION

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is February 7, 2025.

Sharon Arlene Massingale, Personal Representative,
5844 Winkler Road,
Fort Myers, FL 33919
RICHARD M. MARCHEWKA, ESQ.,
attorney for the Personal Representative,
Florida Bar Number 0603120
1601 Jackson Street, Suite 203
Fort Myers, FL 33901
(239) 337-1777
February 7, 14, 2025 25-00522L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024002709
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: 46-51 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 84 BLK 5570 PB 24 PG 40 LOTS 9 + 10 Strap Number 19-43-24-C1-05570.0090
Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOPMENT, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00455L

FIRST INSERTION

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

Tax Deed #:2024002742
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: 14-983 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 1 DB 254 PG 100 LOT PT 13 W 1/2 Strap Number 01-44-27-01-00001.013A
Names in which assessed: GILBERTO GOMES, JOAQUIM I GOMES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00436L

FIRST INSERTION

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

Tax Deed #:2024002683
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: 15-151 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 33 PB 15 PG 126 LOT 13 W 1/2 Strap Number 02-44-27-10-00040.013B
Names in which assessed: BARBARA M SHARIEF

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00440L

FIRST INSERTION

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

CASE NO: 25-CP-289
IN RE: ESTATE OF MICHAEL DAVID JOSEPH SANTANA, Deceased.

The administration of the estate of Michael David Joseph Santana, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

FIRST INSERTION

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

Tax Deed #:2024001506
NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 16-666 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.27 DB 254 PG 75 LOT 19 Strap Number 15-44-27-07-00027.0190
Names in which assessed: MARCO ANTONIO MORALES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 15, 22, 29; Dec. 6, 2024; Feb. 7, 2025 25-00464L

FIRST INSERTION

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

Tax Deed #:2024002682
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: 15-021 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.14 DB 254 PG 100 LOT 12 W 1/2 Strap Number 01-44-27-04-00014.012A
Names in which assessed: JOSE RUBIO RAMIREZ MONTOYA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00438L

FIRST INSERTION

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

Tax Deed #:2024002685
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: 19-650 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 33 PB 15 PG 159 LOT 20 Strap Number 11-45-27-09-00033.0200
Names in which assessed: HENRY EDWIN ARAOZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00442L

FIRST INSERTION

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

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

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

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

NOTWITHSTANDING THE TIME

FIRST INSERTION

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

Tax Deed #:2024001917
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-094 Year of Issuance 2022 Description of Property SUNSET LAKE CONDO DESC IN OR 2698 PG 65 PH 1 BLDG 4 UNIT 20 Strap Number 31-44-27-18-00004.0020
Names in which assessed: JOESQUARED LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 22, 29; Dec. 6, 13, 2024; Feb. 7, 2025 25-00465L

FIRST INSERTION

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

Tax Deed #:2024002702
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: 16-245 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 33 DB 259 PG 121 LOTS 2 + 3 Strap Number 11-44-27-09-00033.0020
Names in which assessed: HARRY A SLAD, MAUREEN D SLAD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00441L

FIRST INSERTION

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

Tax Deed #:2024002694
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: 19-746 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 58 PB 15 PG 165 LOT 9 Strap Number 11-45-27-14-00058.0090
Names in which assessed: LOUIS F RACITANO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

February 7, 14, 21, 28, 2025 25-00444L

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 February 7, 2025.

/s/ Elizabeth M Saavedra ELIZABETH M SAAVEDRA Co-Personal Representative
226 Cultural Park Blvd. N.
Cape Coral, FL 33909
/s/ Richard J. Parese, Jr. RICHARD J. PARESE, JR. Co-Personal Representative
208 Sneden Avenue
Staten Island,

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002671
 NOTICE IS HEREBY GIVEN that HMF FL E 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: 60-27 Year of Issuance 2022 Description of Property VAN LOON COMMONS DESC IN INST#2007-141252 PH 8 BLDG 8 UNIT 204 Strap Number 07-44-24-C4-00808.0204
 Names in which assessed: EDWARD W FISCHER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00459L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002711
 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: 63-55 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 18 BLK.1273 PB 13 PG 104 LOTS 5 + 6 Strap Number 20-44-24-C2-01273.0050
 Names in which assessed: BLACK EAGLE CAPITAL MI-AMI 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 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00460L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002718
 NOTICE IS HEREBY GIVEN that L & R ASSETS 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: 78-02 Year of Issuance 2022 Description of Property ESTERO BCH + TENNIS CLUB OR 1357 PG 125 UNIT B-906 Strap Number 03-47-24-W1-0370B.0906
 Names in which assessed: CONNIE NICHOLAS, STEWART NICHOLAS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00462L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002673
 NOTICE IS HEREBY GIVEN that HMF FL E 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: 94-25 Year of Issuance 2022 Description of Property CALOOSA TRACE UNIT 2 PB 53 PGS 91-93 BLK 8 LOT 3 Strap Number 09-46-25-15-00008.0030
 Names in which assessed: ELOHIM AIRPARTS SALES 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 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00463L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002716
 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: 68-2 Year of Issuance 2022 Description of Property ST JUDE HARBORS UNIT 2 BLK 23 OR 580 PG 221 LOTS 14 + 15 Strap Number 35-45-22-17-00023.0140
 Names in which assessed: HARRY NAROIAN, NANCY NAROIAN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00461L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002731
 NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 55-63 Year of Issuance 2022 Description of Property PALMONA PARK UNIT 2 BLK 38 PB 7 PG 57 LOT 19 Strap Number 34-43-24-02-00038.0190
 Names in which assessed: ELSA L WRIGHT
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00458L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002667
 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: 20-016178 Year of Issuance 2020 Description of Property HARLEM HEIGHTS PB 8 PG 76 BLK K PT LOTS 25 THRU 39 E OF HEALTH PARK Strap Number 32-45-24-01-000K0.0250
 Names in which assessed: LULLY LLC, LUULY, 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 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00445L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002664
 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: 21-000434 Year of Issuance 2021 Description of Property SUNCOAST ESTATES UNREC. BLK.37 OR 502 PG 616 LOT 28 Strap Number 24-43-24-03-00037.0280
 Names in which assessed: BETTY JEAN BLUM, DAVID E BLUM
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00446L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002740
 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: 21-001641 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT BLK 4 PB 15 PG 101 LOT 2 Strap Number 36-43-27-01-00004.0020
 Names in which assessed: MARY V CORNELL, MARY V SPAGNOLA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00447L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002722
 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: 21-001660 Year of Issuance 2021 Description of Property LEHIGH ACRES BLK 7 PB 15 PG 101 LOT 3 Strap Number 36-43-27-01-00007.0030
 Names in which assessed: LEVENTURES LLC, LEVENTURES, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00448L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002662
 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: 21-002634 Year of Issuance 2021 Description of Property GORTONS A SUBD BLK 1 PB 5 PG 20 LOT 11 Strap Number 09-44-25-07-00001.0110
 Names in which assessed: CYNTHIA A NEWSHOLME, ROBERT E NEWSHOLME
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00450L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002699
 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: 54-62 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 33 BLK 2228 PB 16 PG 46 LOTS 17 + 18 Strap Number 32-43-24-C4-02228.0170
 Names in which assessed: PROPERTIES DEVELOPMENT INVESTMENT 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 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00457L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002669
 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: 48-3 Year of Issuance 2022 Description of Property PARL IN N E 1/4 OF N E 1/4 DESC OR 1311 PG 1456 AKA BLK 2 LOT 13 PINECREST Strap Number 17-44-22-03-00002.0130
 Names in which assessed: MIGUEL A RESENDEZ, PATRICE M RESENDER, PATRICE M RESENDEZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00456L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002721
 NOTICE IS HEREBY GIVEN that L & R ASSETS 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: 37-38 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 45 PT.1 BLK.1837 PB 21 PG 137 LOTS 13 + 14 Strap Number 35-44-23-C3-01837.0130
 Names in which assessed: LAZARUS ORTEGA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00452L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002707
 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: 45-30 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 88 BLK 5787 PB 24 PG 131 LOTS 13 + 14 Strap Number 17-43-24-C3-05787.0130
 Names in which assessed: RICHARD A POLAKOVICS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00453L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002729
 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: 15-016 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 10 DB 254 PG 100 LOT 20 Strap Number 01-44-27-03-00010.0200
 Names in which assessed: DONALD S GABBIDON
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00437L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
FILE NO: 24-CP-002088
UFC: 362024CP002088A001CH
IN RE: ESTATE OF ARTHUR NOLAN MATTSON, Deceased.
 The administration of the estate of ARTHUR NOLAN MATTSON, deceased, whose date of death was November 14, 2017, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is General Mailing Address: 1700 Monroe Street, Fort Myers, FL 33901, or P.O. Box 2469 Ft. 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.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is February 7, 2025.
Personal Representative:
R. MICHAEL ROBINSON, ESQ.
 6420 Bougainville Ave. S.
 St. Petersburg, FL 33707
 Attorney for Personal Representative:
 R. MICHAEL ROBINSON, ESQ.
 6420 Bougainville Ave. S.
 St. Petersburg, FL 33707
 (727) 460-3786
 rrobinson@gmail.com
 SPN#00238274; FBN348971
 February 7, 14, 2025 25-00473L

FIRST INSERTION
NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-131
Probate Division
IN RE: ESTATE OF MARY LOUISA BOONE Deceased.
 The administration of the estate of Mary Louisa Boone, deceased, whose date of death was November 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is February 7, 2025.
Fredrick C. Folsom, Jr.
Personal Representative
 19876 Beech Crest Place
 Estero, Florida 33928
 Daniel D. Peck, Esq.
 Florida Bar No. 169177
 Attorney for Petitioner
 PECK & PECK, P.A.
 5200 Tamiami Trail North, Suite 101
 Naples, Florida 34103
 February 7, 14, 2025 25-00491L

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
 sarasotaclerk.com
 charlotteclerk.com
 leeclerk.org
 collierclerk.com
 hillsclerk.com
 pascoclerk.com
 mypinellasclerk.gov
 polkcountyclerk.net
 myorangeclerk.com

FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000098
Division Probate
IN RE: ESTATE OF JAMES P. GLAVIN 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 James P. Glavin, deceased, File Number 25-CP-000098, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was June 13, 2024; that the total value of the estate is \$43,799.03 and that the names and addresses of those to whom it has been assigned by such order are:
 Name Address

Margaret T. Glavin
 2536 Laurentina Lane
 Cape Coral, Florida 33909
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
 The date of first publication of this Notice is February 7, 2025.
Person Giving Notice:
Margaret T. Glavin
 2536 Laurentina Lane
 Cape Coral, Florida 33909
 Attorney for Person Giving Notice
 Beth A. Prather, Attorney
 Florida Bar Number: 974692
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square
 FORT MYERS, FL 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997
 E-Mail: bethprather@gskattorneys.com
 Secondary E-Mail: laurenearman@gskattorneys.com
 01000121.DOC/2
 February 7, 14, 2025 25-00471L

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
 The date of first publication of this Notice is February 7, 2025.
Person Giving Notice:
Margaret T. Glavin
 2536 Laurentina Lane
 Cape Coral, Florida 33909
 Attorney for Person Giving Notice
 Beth A. Prather, Attorney
 Florida Bar Number: 974692
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square
 FORT MYERS, FL 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997
 E-Mail: bethprather@gskattorneys.com
 Secondary E-Mail: laurenearman@gskattorneys.com
 01000121.DOC/2
 February 7, 14, 2025 25-00471L

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
 The date of first publication of this Notice is February 7, 2025.
Person Giving Notice:
Margaret T. Glavin
 2536 Laurentina Lane
 Cape Coral, Florida 33909
 Attorney for Person Giving Notice
 Beth A. Prather, Attorney
 Florida Bar Number: 974692
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square
 FORT MYERS, FL 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997
 E-Mail: bethprather@gskattorneys.com
 Secondary E-Mail: laurenearman@gskattorneys.com
 01000121.DOC/2
 February 7, 14, 2025 25-00471L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000158
IN RE: ESTATE OF EDWARD TORRES, Deceased.

The administration of the estate of EDWARD TORRES, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 February 7, 2025.

Personal Representative:

EARLE E. HALL
26411 Atlanta Dr.
Bonita Springs, Lee 34135
Attorney for Personal Representative:
s/ Thomas F. LaTorre
THOMAS F. LATORRE, ESQ.
Florida Bar No. 1044329
Safe Harbor Law Firm
27821 S. Tamiami Trail, Suite 2
Bonita Springs, Florida 34134
Telephone: (239) 317-3116
Email: tom@safeharborlawfirm.com
February 7, 14, 2025 25-00472L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 25-CP-266
IN RE: ESTATE OF MAURICE A. DESCHESNE, Deceased.

The administration of the Estate of MAURICE A. DESCHESNE, deceased, whose date of death was November 12, 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 below.

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

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

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

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

The first publication of this notice is February 7, 2025.

MAURICE A. DESCHESNE, II

Personal Representative
/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: rricciardi@your-advocates.org
February 7, 14, 2025 25-00492L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000103
IN RE: ESTATE OF ROBERT TREY HOLMES, Deceased.

The administration of the estate of ROBERT TREY HOLMES, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 February 7, 2025.

LINDA MARSHALL

Personal Representative
4118 Granita Court
North Fort Myers, FL 33917
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:
jrvera@hnh-law.com
February 7, 14, 2025 25-00479L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 25-CP-108
IN RE: ESTATE OF WAYNE G. MAGIN Deceased.

The administration of the Estate of WAYNE G. MAGIN, deceased, whose date of death was July 28, 2023, 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 below.

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

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

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

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

The first publication of this notice is February 7, 2025.

LOUIS NERISON

Personal Representative
/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: rricciardi@your-advocates.org
February 7, 14, 2025 25-00507L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-0192
IN RE: ESTATE OF CANNELLA C. MULLINS, Deceased.

The administration of the Estate of CANNELLA C. MULLINS, deceased, whose date of death was July 10, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 7, 2025.

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 (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.221 of the Florida Probate Code.

Personal Representative:
MICHAEL C. MULLINS
c/o Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
Attorney for Personal Representative:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
8721601.1.docx 1/30/2025
February 7, 14, 2025 25-00477L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CP-001631
DIVISION: PROBATE
IN RE: ESTATE OF SUSAN MARIE HANN a/k/a Susan Hann, Deceased.

The administration of the estate of SUSAN MARIE HANN a/k/a SUSAN HANN, deceased, whose date of death was May 02, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Courthouse, 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 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 §§ 732.216-732.229, Florida Statutes, applies, or may apply,

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-CP-000137
Division: Probate
IN RE: ESTATE OF ROBERT M. HUTCHINSON, JR., Deceased.

The administration of the Estate of Robert M. Hutchinson, Jr., deceased, whose date of death was November 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, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221.

The date of first publication of this Notice is February 7, 2025.

Personal Representative:

William M. Hutchinson
310 Longshore St., Unit 631
Daniel Island, SC 29492
Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevin@kylgskattorneys.com
01034320.DOC/1
February 7, 14, 2025 25-00475L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: PROBATE
CASE NO.: 25-CP-000144
IN RE: ESTATE OF SHARON R. ELLET, Deceased.

The administration of the estate of Sharon R. Ellet, deceased, whose date of death was December 5th, 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. 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. 732.221.

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 February 7, 2025.

Personal Representative

EYDE G. WILLIAMS
2367 Lincoln Drive,
Cicero, Indiana 46034
Respectfully Submitted,
BLUE LINE LAW FIRM, PLLC
By: /s/ Kevin Drummond
(FBN1002238)
1645 Palm Beach Lakes Blvd.,
Suite 1200
West Palm Beach, FL 33401
Telephone: 888-611-9511
Facsimile: 561-892-3330
Email: intake@tblf.com
E-Service: Eservice@tblf.com
February 7, 14, 2025 25-00474L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-002645
IN RE: ESTATE OF TERRENCE F. MARTIN, Deceased.

The administration of the estate of TERRENCE F. MARTIN, deceased, whose date of death was April 11, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is FEBRUARY 7, 2025.

Personal Representative:

TIMOTHY P. MARTIN
c/o Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Attorney for Personal Representative:
Gregory C. Roberts
Florida Bar Number: 0438782
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: greg@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com
P:\MartinT\CreditorNOTTFM020725.docx
February 7, 14, 2025 25-00478L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-3834
Division Probate
IN RE: ESTATE OF RICHARD L. WIENER 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 Richard L. Wiener, deceased, 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 March 12, 2024; that the total value of the estate is \$2,600.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Jane Victoria Wiener, trustee
of the Richard L. Wiener Trust
Agreement dated November 9,
2010
2256 Bahama Avenue
Fort Myers, FL 33905

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

**Who benefits from legal notices?**

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-0249
IN RE: THE ESTATE OF
WILLIAM G. HOOGLAND
Deceased.

The administration of the estate of WILLIAM G. HOOGLAND, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Co-Personal Representatives:
WILLIAM R. HOOGLAND
2895 Bond Circle
Naperville, IL 60563
PATRICIA M. DOIG
2026 Nuremberg Boulevard
Punta Gorda, FL 33983
Attorney for Co-Personal Representatives:
LISA B. GODDY
Florida Bar No. 0507075
Email: lgoddy@wga-law.com
Alternate Email:
pleadings@wga-law.com
EDWARD E. WOLLMAN
Florida Bar No. 0618640
Email: ewollman@wga-law.com
Alternate Email:
pleadings@wga-law.com
Attorneys for Personal Representatives
WOLLMAN, GEHRKE &
ASSOCIATES, PA
2235 Venetian Court, Suite 5
Naples, FL 34109
Telephone: (239)435-1533
Facsimile: (239)435-1433
February 7, 14, 2025 25-00497L

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF LEE
- STATE OF FLORIDA
PROBATE DIVISION
File No.: 2025-CP-000136
IN RE: ESTATE OF
DEWEY N. TINER
Deceased.

The administration of the Estate of DEWEY N. TINER, 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 Lee County Justice Center, 1700 Monroe Street, Fort Myers, FL 33901, under File No.: 2025-CP-000136. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on February 7, 2025.

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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, is property to which the Florida 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 Statute.

Dated: February 3, 2025
/s/ Mark C. Busbee
Mark C. Busbee,
Personal Representative
c/o Paul J. Bupivi, Esq.
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Paul J. Bupivi/s/
Paul J. Bupivi, Esq. (FL Bar #94635)
Attorney for the Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
February 7, 14, 2025 25-00516L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3921
Division Probate
IN RE: ESTATE OF
THOMAS ALAN KLEE
Deceased.

The administration of the estate of THOMAS ALAN KLEE, deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:
/s/ Nancy S. Turover
NANCY S. TUROVER
11000 Castlereagh Street
Fort Myers, Florida 33913
Attorney for Personal Representative:
/s/ Nikki A. Uri
NIKKI A. URI, Attorney
Florida Bar Number: 0670367
P.O. Box 110145
Naples, FL 34108
Telephone: (239) 287-1753
E-Mail: nikkiuri@yahoo.com
Secondary E-Mail:
meka@nikkiurilaw.com
February 7, 14, 2025 25-00496L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000244
Division: Probate
IN RE: ESTATE OF
MICHAEL S. MCCOY,
Deceased.

The administration of the Estate of Michael S. McCoy, 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 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is February 7, 2025.

Personal Representative:
William D. McCoy
6637 Plantation Preserve Cir. N.
Fort Myers, FL 33966
Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevin@gskattorneys.com
01035501.DOC/1
February 7, 14, 2025 25-00502L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT LEE
COUNTY, FLORIDA
File No. 25-CP-0237
Division: Probate
IN RE: ESTATE OF
JOHN F. TUKEY
Deceased.

The administration of the estate of John F. Tukey, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:
Margaret H. Wanland
3604 Bernay Dr
Northbrook, Illinois 60062
Attorney for Personal Representative:
Craig R. Hersch, Attorney
Florida Bar Number: 817820
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: hersch@sbslaw.com
Secondary E-Mail:
bmerhige@sbslaw.com
February 7, 14, 2025 25-00512L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3777
IN RE: ESTATE OF
MIRANDA M. PACHECO
Deceased.

The administration of the estate of Miranda M. Pacheco, deceased, whose date of death was November 14, 2024 is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:
Joseph D. Pacheco
1215 Kittiwake Circle
Sanibel, FL 33957
Attorney for Personal Representative:
Janet M. Strickland, FL Bar No. 137472
Attorney for Personal Representative
Law Office of Janet M. Strickland, P.A.
2340 Periwinkle Way, Suite J-1
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
jms2@sanibellaw.net
February 7, 14, 2025 25-00509L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000223
Division: Probate
IN RE: ESTATE OF
SUE ANN MCDONALD,
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 Sue Ann McDonald, deceased, File Number 25-CP-000223, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was October 29, 2024; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
John S. McDonald
17840 Eglantine Lane
Fort Myers Beach, FL 33931

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this Notice is February 7, 2025.

Person Giving Notice:
John S. McDonald
17840 Eglantine Lane
Fort Myers Beach, FL 33931
Attorney for Person Giving Notice
Lowell S. Schoenfeld
Attorney for Petitioner
Florida Bar Number: 980099
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
E-Mail:
lowellschoenfeld@gskattorneys.com
01031449.DOC/1
February 7, 14, 2025 25-00519L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000198
IN RE: ESTATE OF
SHARON J. HULL
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 Sharon J. Hull, deceased, File Number 25-CP-000198, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902, that the decedent's date of death was September 27, 2024; that the total value of the estate is \$36,236.65 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
R. Thomas Hull
5016 Alpine Rose Ct.
Centerville, OH 45458
Ellen Edgington,
aka Ellen Eddington
10340 St. Patrick Lane
Bonita Springs, Florida 34135

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

FIRST INSERTION

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

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

The date of first publication of this Notice is February 7, 2025.

Persons Giving Notice:
R. Thomas Hull
5016 Alpine Rose Ct.
Centerville, OH 45458
Ellen Edgington
10340 St. Patrick Lane
Bonita Springs, FL 34135
Attorney for Persons 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
February 7, 14, 2025 25-00515L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-227
Division Probate
IN RE: ESTATE OF
TERESA LYNN ZEPCEVSKI
Deceased.

The administration of the estate of Teresa Lynn Zepcevska, deceased, whose date of death was August 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 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,

FIRST INSERTION

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:
Brian Lee Poff II
7360 Lake Drive
Fort Myers, FL 33908
Attorney for Personal Representative:
Anthony J. Cetrangelo, Attorney
Florida Bar Number: 0118134
Henderson, Franklin, Starnes &
Holt, P.A.
1715 Monroe Street
P.O. Box 280
Fort Myers, FL 33901
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail:
anthony.cetrangelo@henlaw.com
Secondary E-Mail:
sabrana.guerin@henlaw.com
Secondary E-Mail:
jorge.maldonado@henlaw.com
February 7, 14, 2025 25-00521L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003616
IN RE: ESTATE OF
NORMAN RAY PFEIFER
Deceased.

The administration of the estate of NORMAN RAY PFEIFER, deceased, whose date of death was January 5, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Di-

vision, 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 PUBLI-

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

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

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

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

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

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:
/s/ **Craig Norman Pfeifer**
CRAIG NORMAN PFEIFER

43 Hollingers Island
Katy, Texas 77450

Attorney for Personal Representative:
s/ Steven Silverman
STEVEN SILVERMAN, ESQ.
Florida Bar Number: 265081
STEVEN SILVERMAN, P.A.
12264 Whistler Way
Boynton Beach, Florida 33473
Telephone: (305) 666-6111
E-Mail: steven@stevensilverman.com
February 7, 14, 2025 25-00520L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
Case No.: 24-CA-007707
UNITED STATES OF AMERICA ON
BEHALF OF ITS AGENCY, SMALL
BUSINESS ADMINISTRATION,
Plaintiff, v.
KRISTINA FREY A/K/A KRISTINA
M. FREY; UNKNOWN SPOUSE OF
KRISTINA FREY A/K/A KRISTINA
M. FREY; JAMES FREY A/K/A
JAMES S. FREY; UNKNOWN
SPOUSE OF JAMES FREY A/K/A
JAMES S. FREY; ALL UNKNOWN
PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).
To the following Defendant(s):
JAMES FREY A/K/A JAMES S. FREY
7468 Bristol Circle
Naples, FL 34120
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT (S) 5 AND 6, BLOCK
1324, CAPE CORAL UNIT 18,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 13,
PAGE(S) 96 THROUGH 120,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
a/k/a 407 SE 17th Ave, Cape
Coral, FL 33990

has been filed against you and you are
required to serve a copy of your written
defenses, if any, upon Kelley Kronen-
berg, Attorney for Plaintiff, whose ad-
dress 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 Plain-
tiff's attorney or immediately thereaf-
ter; 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 Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance 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 January 31, 2025.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
February 7, 14, 2025 25-00485L

FIRST INSERTION

**AMENDED NOTICE OF CIVIL
ACTION**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-7887
DAWN HOROWITZ,
Plaintiff, vs.
CHERYL MONESMITH,
LAWRENCE J. HOROWITZ,
MARCIA HOROWITZ, HOWARD
HYMOWITZ AS THE PERSONAL
REPRESENTATIVE OF THE
ESTATE OF BARBARA ROTH and
STANLEY ROTH,
Defendants.
TO: STANLEY ROTH, 19 Whitman
Boulevard, Manalapan, New Jersey
07726
COMES NOW, the Plaintiff, DAWN
HOROWITZ, by and through the un-
dersigned attorney, and hereby gives
notice that a civil action has been in-
stituted on the above action, and is now
pending in the Circuit Court of the State
of Florida, County of Lee, on December
11, 2024. Case No: 2024-CA-7887.
1. Legal Description:
Unit 43 of Hidden Harbor One,
a condominium under the Decla-
ration of Condominium re-
corded in Official Records Book
929, Page 277, as shown by
the survey recorded in Condo-
minium Book3 at page 98, and
all amendments to such instru-
ments, all in the Public Records
of Lee County, Florida, together
with the undivided interest of the
unit in the common elements of

the Condominium.
Parcel ID:
15-45-24-24-00000.0430
More Commonly known as:
4308 Hidden Harbour Blvd.,
Fort Myers, FL 33919
You are required to serve an Answer to
this action upon: RICHARD M. RIC-
CIARDI, JR., ESQUIRE of POWELL,
JACKMAN, STEVENS & RICCIARDI,
P.A., Plaintiff's attorney, who address is
2050 McGregor Blvd., Fort Myers, FL
33901, on or before March 12, 2025,
and file the original with the clerk of
this court at Lee County Justice Center,
1700 Monroe Street, Fort Myers,
Florida 33901, either before service
on Plaintiff's attorney or immediately
thereafter.
You must keep the Clerk of the Cir-
cuit Court's office notified of your cur-
rent address. Future papers in this
lawsuit will be mailed to the address on
record at the clerk's office.
DATED THIS 31st DAY OF
01/31/2025
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K. Harris
Deputy Clerk
Richard M. Ricciardi, Jr., Esq.
Richard M. Ricciardi, Jr., Esquire
Florida Bar No. 90567
Your Advocates
Attorney for Plaintiff
2050 McGregor Blvd.
Fort Myers, FL 33901
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)
rricciardi@your-advocates.org
February 7, 14, 21, 28, 2025
25-00482L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-001943
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
UNKNOWN SPOUSE OF CECILIA
AITES A/K/A CECILIA R. AITES
A/K/A CECILIA HERMOSURA;
MV REALTY PBC, LLC; CECILIA
AITES A/K/A CECILIA R. AITES
A/K/A CECILIA HERMOSURA;
THE MEADOWS AT MIRROR
LAKES ASSOCIATION, INC.;
UNKNOWN TENANTS IN
POSSESSION OF THE SUBJECT
PROPERTY, ET AL.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to Final Judgment of Foreclosure dated
the 27th day of January, 2025, and en-
tered in Case No. 22-CA-001943, of the
Circuit Court of the Twentieth Judicial
Circuit in and for Lee County, Florida,
wherein Freedom Mortgage Corpora-
tion is the Plaintiff and UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY; UNKNOWN
SPOUSE OF CECILIA AITES A/K/A
CECILIA R. AITES A/K/A CECILIA
HERMOSURA; MV REALTY PBC,
LLC; CECILIA AITES A/K/A CECILIA
R. AITES A/K/A CECILIA HERMO-
SURA; THE MEADOWS AT MIRROR
LAKES ASSOCIATION, INC.; and
UNKNOWN TENANTS IN POSSE-
SSION OF THE SUBJECT PROPERTY
are defendants. Kevin C. Karnes as the
Clerk of the Circuit Court shall sell to
the highest and best bidder for cash at
www.lee.realforeclose.com at 9:00 am

on the 29th day of May, 2025, the fol-
lowing described property as set forth
in said Final Judgment, to wit:
LOT(S) 22, BLOCK 23, A RE-
PLAT OF A PORTION OF
UNITS 6 AND 7, SECTION
16, TOWNSHIP 45 SOUTH,
RANGE 27 EAST, LEHIGH
ACRES, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 27, PAGE(S)
169 AND 170 AND PLAT BOOK
43, PAGE 7, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA
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 01/31/2025
Kevin C. Karnes
Clerk of The Circuit Court
(SEAL) By: N. Watson
Deputy Clerk
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
22FL373-0503
February 7, 14, 2025 25-00490L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
Case #: 22-CA-002726
DIVISION: I
Rocket Mortgage, LLC f/k/a Quicken
Loans, LLC f/k/a Quicken Loans Inc.
Plaintiff, vs.-
Jonathan T. Doucet; Unknown
Spouse of Jonathan T. Doucet;
United States of America, Acting
Through the Secretary of Housing
and Urban Development; Unknown
Parties in Possession #1, if living,
and all Unknown Parties claiming
by, through, under and against
the above named Defendant(s);
Unknown Parties in Possession
#2, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s)
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to order rescheduling foreclosure
sale or Final Judgment, entered in
Civil Case No. 22-CA-002726 of the
Circuit Court of the 20th Judicial Cir-
cuit in and for Lee County, Florida,
wherein Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a Quicken
Loans Inc., Plaintiff and Jonathan
T. Doucet 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 March 6,
2025, the following described property
as set forth in said Final Judgment, to-
wit:

LOT 359 AND 360, BLOCK 9,
GRANDA B.L.V.D. DELRAY
AVE, KINGSTON DRIVE SEC-
TIONS OF RUSSELL PARK,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 6, PAGE 12, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM NO LATER
THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS AS
UNCLAIMED.
02/03/2025

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
22-326804 FC01 RFT
February 7, 14, 2025 25-00511L

FIRST INSERTION

**NOTICE OF ACTION FOR
FORECLOSURE**
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 24-CC-005919
LAZY DAYS PROPERTY OWNERS
ASSOCIATION, INC.,
Plaintiff, vs.
TIMOTHY JAMES HOSHOR,
LINDA DIANE HOSHOR, SUSAN
MICHELLE HOSHOR, and JANET
SUE HOSHOR,
Defendants.
Timothy James Hoshor
Linda Diane Hoshor
Janet Sue Hoshor
661 Coral Lane
Unit No. 661
North Fort Myers, Florida 33917
YOU ARE NOTIFIED that an action
for foreclosure has been filed against
you with respect to the real property
more particularly described as the:
Lot 124, Unit 1, SECTION
26, TOWNSHIP 43 SOUTH,
RANGE 24 EAST, of that cer-
tain subdivision known as LAZY
DAYS MOBILE VILLAGE,
UNIT 1, 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, attached to Official Re-
cord book 736, Page 467 through
470, inclusive, in the Public Re-
cords of Lee County, Florida,
more particularly described as:
From the Northwest corner of the
South 1/2 of the Southwest 1/4 of
SECTION 26, TOWNSHIP 43
SOUTH, RANGE 24 East, run
South 89°30'05" East along the
North line of said South 1/2 of
the Southwest 1/4 1832.40 feet,
thence South 0°06'50" West
440.00 feet to the Point of Be-
ginning, thence South 89°30'05"
East 100.00 feet, thence South

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.: 36-2024-CA-002418
JAMES TATLOW, AS TRUSTEE OF
THE SIERRA CAPITAL TRUST, AN
INDIVIDUAL RETIREMENT
ACCOUNT, FOR THE BENEFIT OF
JAMES TATLOW,
Plaintiff, v.
DISTINCTIVE DWELLINGS, LLC,
A UTAH LIMITED LIABILITY
COMPANY; et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated January 27, 2025, and entered in
Case No. 36-2024-CA-002418 of the
Circuit Court of the Twentieth Judicial
Circuit in and for Lee County, Florida
in which DISTINCTIVE DWELLINGS,
LLC, A UTAH LIMITED LIABILITY
COMPANY; CRAIG MARQUIS, LE-
GAL OWNER VIA NON-TRUST CUS-
TODIAL IRA WITH AET; MASCAR-
ET LLC, ELISE F. HAZZARD, MGR;
ALMA BORCUK, LEGAL OWNER
VIA NON-TRUST CUSTODIAL IRA
WITH AET; AISLING HOME PART-
NERS LLC; and CITY OF FORT MY-
ERS, FLORIDA CODE ENFORCE-
MENT BOARD are Defendants, the
Lee County Clerk of the Circuit Court
will sell to the highest and best bidder
for cash on https://lee.realforeclose.
com, at 9:00 AM EST on the 27th
day of February, 2025, the following
described property as set forth in said
Final Judgment of Foreclosure:

LOT 37 AND THE EAST 6
FEET OF LOT 36, DONALD
D. FOLEY'S HIGHLAND
PARK SUBDIVISION, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 5, PAGE(S) 29,
OF THE PUBLIC RECORDS
OF LEE COUNTY,
FLORIDA.
Property address: 1709 SUNSET
PLACE, FORT MYERS, FLOR-
IDA 33901

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 accor-
dance with Florida Statutes, Section
45.031.
Dated this 30th day of January, 2025.
01/30/2025

Kevin C. Karnes
Clerk of Court
(SEAL) N. Watson
Quinn Legal, P.A.
19321 US Highway 19 N.,
Ste 512
Clearwater, FL 33764
Phone: 727-474-9603
eService@quinnlegal.com
kmiller@quinnlegal.com
Attorney for Plaintiff
By: /s/ Jessica F. Robinson
Jessica F. Robinson, Esq.
Florida Bar No.: 86089
February 7, 14, 2025 25-00487L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-003875
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
UNKNOWN SPOUSE OF JACK F.
MALTESE A/K/A JACK MALTESE;
JACK F. MALTESE A/K/A JACK
MALTESE; UNKNOWN TENANT
#2; UNKNOWN TENANT;
UNKNOWN TENANTS IN
POSSESSION OF THE SUBJECT
PROPERTY, ET AL.,
DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant
to Final Judgment of Foreclosure dated
the 28th day of January, 2025, and en-
tered in Case No. 22-CA-003875, of the
Circuit Court of the Twentieth Judicial
Circuit in and for Lee County, Florida,
wherein Freedom Mortgage Corpora-
tion is the Plaintiff and UNKNOWN
SPOUSE OF JACK F. MALTESE A/K/A
JACK MALTESE; JACK F. MALTESE
A/K/A JACK MALTESE; UNKNOWN
TENANT #2; UNKNOWN TENANT;
and UNKNOWN TENANTS IN POS-
SESSION OF THE SUBJECT PROP-
ERTY are defendants. Kevin C. Karnes
as the Clerk of the Circuit Court shall
sell to the highest and best bidder for
cash at www.lee.realforeclose.com at
9:00 am on the 1st day of May, 2025,
the following described property as set
forth in said Final Judgment, to wit:

A TRACT OR PARCEL OF
LAND IN THE NORTHWEST
QUARTER OF SECTION
26, TOWNSHIP 43 SOUTH,
RANGE 24 EAST, MORE PAR-
TICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE SOUTH-
WEST CORNER OF THE
WEST HALF (W 1/2) OF
THE WEST HALF (W 1/2) OF
THE NORTHWEST QUAR-
TER (NW 1/4) OF SECTION
26, TOWNSHIP 43 SOUTH,
RANGE 24 EAST, LEE COUN-
TY, FLORIDA; THENCE RUN
NORTH A DISTANCE OF 25
FEET; THENCE RUN EAST
A DISTANCE OF 230 FEET;
THENCE RUN NORTH A
DISTANCE OF 1040 FEET TO
THE POINT OF BEGINNING
OF THE LAND HEREIN CON-
VEYED; THENCE RUN EAST
A DISTANCE OF 180 FEET;
THENCE RUN NORTH A DIS-
TANCE OF 80 FEET; THENCE
RUN WEST A DISTANCE OF
180 FEET; THENCE RUN
SOUTH A DISTANCE OF 80

FEET TO THE POINT OF
BEGINNING OF THE LAND
HEREIN CONVEYED; THE
SAME BEING LOT 46 OF RU-
PERT COLLIER, AN UNRE-
CORDED SUBDIVISION.
AND
BEGINNING AT THE SOUTH-
WEST CORNER OF THE
NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 43
SOUTH, RANGE 24 EAST, LEE
COUNTY, FLORIDA; THENCE
RUN NORTH A DISTANCE
OF 25 FEET; THENCE RUN
EAST A DISTANCE OF 230
FEET TO THE EAST SIDE OF
WINONA DRIVE, A DEDI-
CATED STREET; THENCE
RUN NORTH A DISTANCE OF
1120 FEET ALONG THE FAST
SIDE OF WINONA DRIVE TO
THE POINT OF BEGINNING
OF THE LAND HEREIN CON-
VEYED; THENCE RUN EAST
A DISTANCE OF 180 FEET,
THENCE RUN NORTH A DIS-
TANCE OF 80 FEET; THENCE
RUN WEST A DISTANCE OF
180 FEET; THENCE RUN
SOUTH A DISTANCE OF 80
FEET TO THE POINT OF
BEGINNING OF THE LAND
HEREIN CONVEYED, THE
SAME BEING LOT 47 OF COL-
LIER RUPERT AN UNRE-
CORDED SUBDIVISION.
PARCEL ID: 26-43-24-02-
00046.0000

IF YOU ARE A PERSON CLAIMING
A RIGHT TO FUNDS REMAINING
AFTER THE SALE, YOU MUST FILE
A CLAIM WITH THE CLERK NO
LATER THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS AS
UNCLAIMED. IF YOU FAIL TO FILE
A CLAIM, YOU WILL NOT BE EN-
TITLED TO ANY REMAINING FUNDS.
AFTER THE FUNDS ARE REPORT-
ED AS UNCLAIMED, ONLY THE
OWNER OF RECORD AS OF THE
DATE OF THE LIS PENDENS MAY
CLAIM THE SURPLUS.
Dated this day of 01/31/2025.

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

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
22FL373-1477
February 7, 14, 2025 25-00489L

FIRST INSERTION

**AMENDED RE-NOTICE OF
FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 23-CA-007843
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
FOR CSMC 2021-NQM6 TRUST, A
DELAWARE STATUTORY TRUST,
Plaintiff, vs.
MOIN INVESTMENT LLC;
MATTHIAS OBERG; TOBIAS
OBERG; UNKNOWN PERSON(S)
IN POSSESSION OF THE
SUBJECT PROPERTY AS TO UNIT
#1; UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY AS TO UNIT #2;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY AS TO UNIT #3,
Defendant(s)
NOTICE IS HEREBY GIVEN pursu-
ant to an Order Rescheduling Fore-
closure Sale filed December 30, 2024 and
entered in Case No. 23-CA-007843,
of the Circuit Court of the 20th Ju-
dicial Circuit in and for LEE County,
Florida, wherein WILMINGTON SAV-
INGS FUND SOCIETY, FSB, NOT IN
ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE FOR
CSMC 2021-NQM6 TRUST, A DELA-
WARE STATUTORY TRUST is Plain-
tiff and MATTHIAS OBERG; TOBIAS
OBERG; UNKNOWN PERSON(S)
IN POSSESSION OF THE SUB-
JECT PROPERTY AS TO UNIT #1;
UNKNOWN PERSON(S) IN POS-
SESSION OF THE SUBJECT PROP-
ERTY AS TO UNIT #2; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY AS TO
UNIT #3; MOIN INVESTMENT 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 March 6, 2025, the fol-
lowing described property as set forth
in said Final Judgment, to wit:
SEE EXHIBIT A
EXHIBIT "A"
THE LAND REFERRED TO
HEREIN IS SITUATED IN LEE
COUNTY, STATE OF FLORI-
DA, AND IS DESCRIBED AS
FOLLOWS:

A lot or parcel of land lying in
Lot 15, unrecorded subdivision
in Lot 65, Arroyal, according to
the map or plat thereof as re-
corded in Plat Book 3, Page 80,
of the Public Records of Lee
County, Florida, which lot or par-
cel is described as follows:
From the northwest corner of
said Lot 65 run S 02 degrees
10'00" East, along the West line
of said Lot, for 140 feet; thence
run N 87 degrees 35'50" East,
parallel with the North line of
said lot along the North line of
a roadway easement, 50 feet
wide, for 295 feet to the Point
of Beginning; from said Point of
Beginning continue N 87 degrees
35'50" East, along the North line
of said roadway easement, for 80
feet; thence run N 02 degrees
55'10" West, parallel with the
Easterly line of said lot, for 120
feet; thence run S 87 degrees
35'50" West, parallel with said
North line, for 80 feet; thence
run S 02 degrees 55'10" East,
parallel with said East line, for
120 feet to the Point of Begin-
ning.
TOGETHER WITH the heri-
nabove described roadway easement,
50 feet wide.
Bearings hereinabove men-
tioned are derived from those in
Deed recorded in Official Re-
cords Book 1721, Page 1187, of the
Public Records of Lee County,
Florida.
a/k/a 3940 BENNETT LANE,
BONITA SPRINGS, FL 34134
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 01/31/2025.

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.: 23-00286 SPS
V6.20190626
February 7, 14, 2025 25-00467L

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-006651
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
DESTINY COMBS, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 20, 2023, and entered in 23-CA-006651 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and DESTINY COMBS 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 27, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOTS 12 AND 13, BLOCK 1693, CAPE CORAL UNIT 64, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 82 THROUGH 95, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 5024 SKYLINE BLVD, CAPE CORAL, FL 33914
 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 01/31/2025.
 Kevin C. Karnes
 As Clerk of the Court
 (SEAL) By: N. Watson
 As Deputy Clerk
 Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 Attorneys for Plaintiff
 6409 Congress Avenue, Suite 100,
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Fax: 561-997-6909
 23-111520 - MaM
 February 7, 14, 2025 25-00488L

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-005667
APC CS TRUST,
Plaintiff, v.
ATLAS NY REAL ESTATE LLC, A NEW YORK LIMITED LIABILITY COMPANY, et al,
Defendant(s).
 NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 16, 2025, and entered in Case No. 24-CA-005667 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein APC CS TRUST is the Plaintiff and ATLAS NY REAL ESTATE LLC, A NEW YORK LIMITED LIABILITY COMPANY, is the Defendant. The Clerk of the Court, Kevin Karnes, will sell to the highest bidder for cash at https://lee.realforeclose.com, on February 20, 2025 at 9:00 a.m., the following described real property as set forth in said Final Judgment, to wit:
 LOTS 36 AND 37, BLOCK 77, CAPE CORAL, UNIT 6, PART 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 and commonly known as: 1758 SANDY CIRCLE, CAPE CORAL, FL 33904 (the "Property").
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 WITNESS my hand and the seal of the court on 01/31/2025
 KEVIN C. KARNES
 As Clerk of the Circuit Court
 Lee County, Florida
 (SEAL) N. Watson
 DEPUTY CLERK
 GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/Christophal Hellewell
 Christophal Hellewell, Esq.
 Florida Bar No. 114230
 fcpleadings@ghidottiberger.com
 February 7, 14, 2025 25-00501L

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 2024 CA 006613
ATHENA AT OLYMPIA POINTE ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff, vs.
KURT PENDLETON, et al,
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 4, 2025 in Case No. 2024 CA 006613 in the Circuit Court in and for Lee County, Florida wherein ATHENA AT OLYMPIA POINTE ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and KURT PENDLETON; LYDIA PENDLETON F/K/A UNKNOWN SPOUSE OF KURT PENDLETON, 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 MARCH 6, 2025. Foreclosure Auctions will be held online at www.lee.realforeclose.com in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:
 LOT 35, OLYMPIA POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 84 THROUGH 97, O THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 A/K/A: 11504 CENTAUR WAY LEHIGH ACRES, FL 33971.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 Dated: 02/05/2025,
 KEVIN C. KARNES
 CLERK OF THE CIRCUIT COURT
 Lee County, Florida
 (SEAL) N. Watson
 DEPUTY CLERK OF COURT
 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
 February 7, 14, 2025 25-00525L

FIRST INSERTION
NOTICE OF CIVIL ACTION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 24-CA-7464
FER GROUP DEVELOPERS, LLC, a Florida Limited Liability Company,
Plaintiff(s), vs.
GEORGE E. WITT, DONA J. WITT, JOSE EDMUNDO MESORANA, and GLORIA AMERICA DE LA ROSA,
Defendant(s).
 COMES NOW, the Plaintiff, FER GROUP DEVELOPERS, LLC, a Florida Limited Liability Company, by and through the undersigned attorney, and hereby gives notice that a civil action to: GEORGE E. WITT AND DONA J. WITT, 742 ALETHA AVE S, LEHIGH ACRES, FL 33974
 JOSE EDMUNDO MESORANA, 742 ALETHA AVE S, LEHIGH ACRES, FL 33974
 GLORIA AMERICA DE LA ROSA, 742 ALETHA AVE S, LEHIGH ACRES, FL 33974
 if alive, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand
AMENDED NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-005606
LATANYA R. GILES,
Plaintiff, vs.
ROYAL PALM MASONIC LODGE #512, Inc., a defunct Florida not for profit corporation, a/k/a ROYAL PALM MASONIC LODGE, ROYAL PALM MASONIC LODGE #512, and ROYAL PALM LODGE #512, VERNAL L. THOMAS, deceased, the MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF FLORIDA, a Florida not for profit corporation, GENE THOMAS, JOHN THOMAS, CURTIS THOMAS, Unknown heirs of VERNAL L. THOMAS, Unknown spouse of VERNAL L. THOMAS, and ALL OTHER UNKNOWN PARTIES,
Defendants.
 TO: Defendants, ROYAL PALM MASONIC LODGE #512, Inc., a defunct Florida not for profit corporation, a/k/a ROYAL PALM MASONIC LODGE, ROYAL PALM MASONIC LODGE #512, and ROYAL PALM LODGE #512 (referred to herein as "LODGE #512"); VERNAL L. THOMAS, deceased, CURTIS THOMAS, Unknown heirs of VERNAL L. THOMAS, Unknown spouse of VERNAL L. THOMAS, and ALL OTHER UNKNOWN PARTIES and ALL OTHERS WHOM IT MAY CONCERN, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants.

against the Defendant(s) in regards to the following described property in Lee County, Florida:
 Lot 10, Block 21, Unit 5, Section 21, Township 45 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 18, Page 58, Public Records of Lee County, Florida.
 Parcel Identification Number: 21-45-27-L5-05021.0100
 a/k/a: 742 Aletha Avenue S., Lehigh Acres, Florida 33974
 Lot 13, Block 54, Unit 6, Section 11, LEHIGH ACRES, Township 44 South, Range 26 East, 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 60, Public Records of Lee County, Florida.
 Parcel Identification Number: 11-44-26-L2-06054.0130
 a/k/a: 3304 58th Street W., Lehigh Acres, Florida 33971
 Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plaintiff's attorney, JUAN J. PILES, ESQUIRE, whose address is 4905 Chiquita Blvd. S., Suite 103, Cape Coral, Florida 33914, and file the original with the Clerk of the Circuit Court, Lee County, at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, on or before March 12, 2025, or otherwise a default judgment will be entered against you for the relief sought in the Complaint.
 You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.
 This Notice will be published four times, once each week for four consecutive weeks, in a newspaper of general circulation published in Lee County, Florida.
 DATED THIS 31st day of January, 2025.
 KEVIN C. KARNES
 Clerk of the Circuit Court
 (SEAL) By: K. Harris
 Deputy Clerk
 JUAN J. PILES, ESQUIRE
 4905 Chiquita Boulevard South
 Suite 103
 Cape Coral, Florida 33914
 Telephone: (239) 443-5900
 Facsimile: (888) 267-9061
 Email: jipiles@esqres.com
 February 7, 14, 21, 28, 2025
 25-00484L

FIRST INSERTION
 according to the map or plat thereof as recorded in Plat Book 3, page 43, Public Records of Lee County, Florida, less and excepting therefrom, the right of way of Anderson Avenue, along the Northerly side of Lots 1 and 2 and less and excepting that portion of Lot 1, Block 4, as described in Deed to State of Florida Department of Transportation recorded in Official Records Book 2992, page 3341, Public Records of Lee County, Florida, Folio ID: 10252918.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Egger Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before March 10, 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.
 Dated on 01/29/2025.
 Kevin C. Karnes
 CLERK OF CIRCUIT COURT
 (SEAL) By: N. Watson
 Deputy Clerk
 Dated this 23rd day of January 2025.
 EGGERT FITZPATRICK
 /s/, Scott W. Fitzpatrick, Esq., B.C.S.
 Scott W. Fitzpatrick, Esq., B.C.S.
 Florida Bar No. 0370710
 scott@eggfitz.com - Email
 811-B Cypress Village Boulevard
 Ruskin, Florida 33573
 (813) 633-3396 - Telephone
 (813) 633-3397 - Telecopier
 Attorney for Plaintiff,
 LATANYA R. GILES
 February 7, 14, 21, 28, 2025
 25-00466L

FIRST INSERTION
NOTICE OF LIEN FORECLOSURE SALE
 IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 23-CC-6480
Judge: Kimberly Davis Bocelli
CORONADO CONDOMINIUM OWNERS' ASSOCIATION INC., a Florida non-profit corporation,
Plaintiff, v.
FRANK BISHOP and DIANNA BISHOP, husband and wife; and TENANT #1; and TENANT #2, the names being fictitious to account for parties in possession,
Defendants.
 NOTICE IS HEREBY given as required by an Amended Final Judgment of Lien Foreclosure - Count I entered in Case No. 2023-CC-6480 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where CORONADO CONDOMINIUM OWNERS' ASSOCIATION INC. is the Plaintiff and FRANK BISHOP and DIANNA BISHOP and all others claiming by, through or under FRANK BISHOP and DIANNA BISHOP as the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on the March 6, 2025, the following described property in accordance with the Summary Final Judgment in Foreclosure:
 CONDOMINIUM PARCEL: Unit 6, Building D, CORONADO CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 30, pages 44 to 59 incl.; and being further described in that certain Declaration of Condominium recorded in OR Book 3499, page 3188, and subsequent amendments thereto, public records of Lee County, Florida.
 Parcel ID: 29-45-24-24-00006.006D
 A/K/A: 11256 Bienvenida Way #202 Fort Myers, FL 33908
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 Dated this 02/04/2025.
 CLERK OF THE CIRCUIT COURT
 (SEAL)
 KEVIN C. KARNES
 Lee County Clerk of Court
 By: N. Watson
 as Deputy Clerk
 Butcher & Associates, P.L.
 6830 Porto Fino Circle, Ste. 2
 Fort Myers, FL 33912
 February 7, 14, 2025 25-00518L

FIRST INSERTION
NOTICE OF SALE
 IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION
Case No. 21-CA-003005
Division G
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff, vs.
KATHLEEN BELANGER-KNAPP, JOHN EDWARD RIESTER, B&B FUNDING LLC, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, UNKNOWN SPOUSE OF JOHN EDWARD RIESTER, UNKNOWN SPOUSE OF KATHLEEN BELANGER-KNAPP, AND UNKNOWN TENANTS/ OWNERS,
Defendants.
 Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 28, 2023, and Amended on January 28, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:
 LOTS 7 AND 8, BLOCK 1182, UNIT 20, PART 2, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 43 TO 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 and commonly known as: 2835 SE 17TH PL, CAPE CORAL, FL 33904; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [] www.lee.realforeclose.com on February 27, 2025 at 9:00AM.
 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 Dated this day of 02/05/2025.
 Kevin C. Karnes
 Clerk of the Circuit Court
 (SEAL) By: N. Watson
 Deputy Clerk
 David R. Byars
 (813) 229-0900 x
 Kass Shuler, P.A.
 1604 N. Marion St.
 Tampa, FL 33602
 ForeclosureService@kasslaw.com
 327814/2220508/CMF
 February 7, 14, 2025 25-00524L

FIRST INSERTION
RENEWED NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-005938
NAVY FEDERAL CREDIT UNION,
Plaintiff, vs.
JOHN GILLETTI A/K/A JOHN L. GILLETTI, et al.,
Defendant.
 TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE TEMPLE TERRACE LAND TRUST #1645, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
 ADDRESS: UNKNOWN
 JOHN GILLETTI A/K/A JOHN L. GILLETTI
 1645 TEMPLE TERRACE N, FT MYERS, FL 33917
 UNKNOWN SPOUSE OF JOHN GILLETTI A/K/A JOHN L. GILLETTI
 1645 TEMPLE TERRACE N, FT MYERS, FL 33917
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
 LOT 10, TEMPLE TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 150, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: AccountsPayable@mccalla.com
 24-10446FL
 February 7, 14, 2025 25-00483L

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2024-CA-005725
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
PEDRO Y. MALAGON CASTRO, et al.,
Defendants.
 TO: Pedro Y. Malagon Castro
 242 Nebraska Avenue
 Lehigh Acres FL 33974
 Caroline Ouang
 242 Nebraska Avenue
 Lehigh Acres FL 33974
 Unknown Spouse of Pedro Y. Malagon Castro
 242 Nebraska Avenue
 Lehigh Acres FL 33974
 Unknown Spouse of Caroline Ouang
 242 Nebraska Avenue
 Lehigh Acres FL 33974
 Unknown Party in Possession 1
 242 Nebraska Avenue
 Lehigh Acres FL 33974
 Unknown Party in Possession 2
 242 Nebraska Avenue
 Lehigh Acres FL 33974
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida:
 Lots 7 and 8, Block 85, PLAT OF UNIT 15, SECTION 1, TWP. 45 S, RGE. 27 E., A SUBDIVISION OF LEHIGH ACRES, according to the plat thereof, as recorded in Plat Book 15, Page 184, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, within 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 31st day of January, 2025.
 Kevin C. Karnes
 as Clerk of the Circuit Court of Lee County, Florida
 (SEAL) By: K. Harris
 DEPUTY CLERK
 Anthony R. Smith, Esquire,
 the Plaintiff's attorney,
 Tiffany & Bosco, P.A.,
 1201 S. Orlando Ave, Suite 430,
 Winter Park, FL 32789
 February 7, 14, 2025 25-00486L

PUBLISH YOUR LEGAL NOTICE

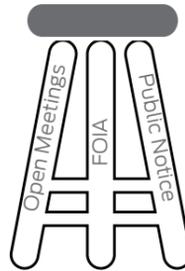
We publish all Public sale, Estate & Court-related notices

- 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
- Simply email your notice to legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 LV2025FB_V5

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

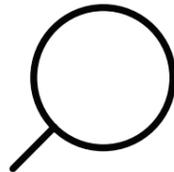


Citizens continue to learn about vital civic matters from newspaper notices.

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

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

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION

NOTICE OF SALE
 IN THE COUNTY COURT OF THE
 TWENTIETH JUDICIAL CIRCUIT
 IN AND FOR LEE COUNTY,
 FLORIDA
 CIVIL ACTION
CASE NO. 24-CC-003677
COMPASS POINTE
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
TINA L. DENNY, et al.,
Defendants.
 NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 22nd day of January 2025, in Civil Action No. 24-CC-003677 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which COMPASS POINTE HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and TINA L. DENNY, DISCOVER BANK and UNKNOWN TENANTS are the Defendants. I will sell to the highest and best bidder for cash at WWW.LEE.REALFORECLOSE.COM at 9:00 a.m., on the 20TH day of February 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:
 (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 of Tract 2 of South Pointe Subdivision as recorded in Plat Book 33 at Page 30 of the Public Records of said Lee County, and further bounded and described as follows:
 Starting at a 4" x 4" concrete monument (set by Duane Hall & Associates, Inc., in December of 1979) marking the west end of a curve having a radius of 1220.00 feet, being the southerly right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the south-

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

Element - Compass 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 bounded and described as follows:
 Starting at a 4" x 4" concrete monument (set by Duane Hall & Associates, Inc., in December of 1979) marking the west end of a curve having a radius of 1220.00 feet, being the southerly right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the 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°54'14"W for 41.56 feet; thence N69°10'37"W for 5.36 feet; thence N00°05'46"E for 35.77 feet; thence S89°54'14"E for 46.25 feet to the Point of Beginning.
 Bearings are based on the plat of South Pointe Subdivision.
 Description of a Parcel of Land in South Pointe Subdivision lying in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Limited Common Element - Compass 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 right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve

and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the 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 to the Point of Beginning of the herein described parcel; thence N89°54'14"W for 31.39 feet to the northeast corner of Unit 219; thence S00°05'46"W along the outside surface of a C.B.S. wall for 16.67 feet; thence S89°54'14"E along the edge of a concrete patio for 6.33 feet; thence S00°05'46"W along said patio for 21.00 feet; thence S89°54'14"E for 25.06 feet; thence N00°05'46"E for 37.67 feet to the Point of Beginning.
 Bearings are based on the plat of South Pointe Subdivision.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 Dated: 01/24/2025
 KEVIN C. KARNES,
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: N. Watson
 Deputy Clerk
 Jennifer A. Nichols, Esq.
 Roetzel & Andress, LPA
 999 Vanderbilt Beach Rd - Suite 401
 Naples, FL 34108
 (239) 649-6200
 Jan. 31; Feb. 7, 2025 25-00384L

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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

- 

1. Accessible

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

2. Archivable

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

3. Independent

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

4. Verifiable

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

Types Of Public Notices

Citizen Participation Notices		Commercial Notices		Court Notices	
 Government Meetings and Hearings	 Land and Water Use	 Unclaimed Property, Banks or Governments	 Mortgage Foreclosures		
 Meeting Minutes or Summaries	 Creation of Special Tax Districts	 Delinquent Tax Lists, Tax Deed Sales	 Name Changes		
 Agency Proposals	 School District Reports	 Government Property Sales	 Probate Rulings		
 Proposed Budgets and Tax Rates	 Zoning, Annexation and Land Use Changes	 Permit and License Applications	 Divorces and Adoptions		
			 Orders to Appear in Court		

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SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2024-CA-005193
GREEN IDEA COMPANY, LLC,
Plaintiff, vs.
PI ESTATES LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT,
Defendants.

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

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

LOTS 1, 2, 7 AND 8, BLOCK L, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 PROPERTY ADDRESS: 6635 Pineland Road, Bokeelia, FL 33922 and 6783 Pineland Road, Bokeelia, FL 33922

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 DATE: 01/29/2025

Kevin C. Karnes
 CLERK OF THE COURT & COMPTROLLER
 (SEAL) By: N. Watson
 DEPUTY CLERK
 Jan. 31; Feb. 7, 2025 25-00425L

SECOND INSERTION

NOTICE OF SALE

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

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

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

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

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

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
 01/29/2025

Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 Lee County, Florida
 (SEAL) N. Watson
 DEPUTY CLERK OF COURT
 Submitted By:
 ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 (561) 998-6700
 (561) 998-6707
 23-329350 FC01 CHE
 Jan. 31; Feb. 7, 2025 25-00428L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 23, 2025, and entered in Case No. 24-CA-002449, of the Circuit Court of the Twentieth Judicial Circuit in and for LEE County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2 (hereafter "Plaintiff"), is Plaintiff and LUIS R. VIZURRAGA, SR. A/K/A LUIS VIZURRAGA, SR.; MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC.; MARSH LANDING VILLAS II OWNERS' ASSOCIATION, INC., are defendants. Kevin Karnes, Clerk of the Circuit Court for LEE, County Florida will sell to the highest and best bidder for cash Via the internet at www.lee.realforeclose.com at 9:00 a.m., on the 27TH day of FEBRUARY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 77, MARSH LANDING, PHASE IV, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE(S) 88 AND 89, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this day of 01/29/2025
 Kevin Karnes
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY N. Watson
 As Deputy Clerk

Van Ness Law Firm, PLC
 1239 E. Newport Center Drive
 Suite #110
 Deerfield Beach, Florida 33442
 Phone (954) 571-2031
 Pleadings@vanlawfl.com
 PHH19133-23/sap
 Jan. 31; Feb. 7, 2025 25-00424L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

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

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

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

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

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

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

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

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

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

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and entered in Case No. 2023-CA-011893 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Joseph Mece aka Joseph R. Meece; Christy Wagner; Kandi Ann David-Meece aka Kandi Meece; Lee County, Florida; Iona Gardens Civic Association, Inc.; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 27th day of February, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

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

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1993 PALM TRAILERS DOUBLE WIDE MOBILE HOME BEARING TITLE NUMBERS: 64005107 AND 64005106; VIN NUMBERS: 23630557FA AND 23630557FB.

A/K/A 12040 LIVE OAK DR FORT MYERS FL 33908

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

Kevin C. Karnes
 Clerk of the Circuit Court
 Lee County, Florida
 (SEAL) By: N. Watson
 Deputy Clerk
 Albertelli Law
 Attorney for Plaintiff
 P.O. Box 23028
 Tampa, FL 33623
 (813) 221-4743
 (813) 221-9171 facsimile
 eService: servealaw@albertellilaw.com
 CT - 23-010722
 Jan. 31; Feb. 7, 2025 25-00418L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

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

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

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

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 DATE: 01/29/2025

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

SECOND INSERTION

PUBLIC SALE

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

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

Jesse Ratleff 1098 \$598.70
 RossieleeMendoza JessieLove 1328 \$213.14
4457 Kernel Circle Fort Myers, FL 33916
 Marie Romulus 1055 \$341.80
 Arelis Cabello 2062 \$500.14
 Keya Myers 1142 \$603.11
 Tommy Roberts 2183 \$618.54
 Kervenson Francois 2112 \$259.80
 Jame Spikes 2017 \$431.80
 Daniel Afonso Rossetti 2108 \$261.80
4340 Kernel Circle Fort Myers, FL 33916
 Belica Canquiz 7040 \$323.30
 Laterence Graves 7067 \$484.45
 Brittany Boyd 7139-45 \$910.10
 Rachel Beahan 6043 \$614.06
 Alyriah Washington-Clarke 7028 \$418.10
11401 South Cleveland Ave Fort Myers, FL 33916
 Marion Baker B49 \$356.60
 Natasha Green A04 \$418.10
 Laquesa Smith 1050 \$764.15
 Jan. 31; Feb. 7, 2025 25-00422L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

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

January 31; February 7, 2025 25-00362L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage 17701 Summerlin Road Fort Myers, FL 33908
 The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **2/18/2025 at 10AM**

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

January 31; February 7, 2025 25-00361L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage 3021 Lee Boulevard Lehigh Acres, FL 33971
 The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **02/18/2025 at 10:30am**

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

January 31; February 7, 2025 25-00360L

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Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45

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

CASE NO.: 23-CA-010538

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

NOTICE IS GIVEN that under a Final Judgment of Foreclosure dated January 15, 2025, in case number 2023CA010538 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which ROBERT SIMON; EQUITY TRUST CUSTODIAN FBO DARYL GILBERT IRA #200361489; STEVEN R. HELLER AND CHARLENE KINGSNORTH, AS TRUSTEES OF THE KINGSNORTH-HELLER TRUST DATED FEBRUARY 13TH, 2015, were the Plaintiffs and MARIA R. MCCANT; SUNCOAST SCHOOLS FEDERAL CREDIT UNION were the Defendants, Kevin C. Karnes, Lee County Clerk of Court, shall offer for sale to the highest and best bidder for cash in/on Lee County's Public Auction website (www.lee.realforeclose.com) Lee County, Florida on February 13, 2025, at 9:00a.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 33903

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

DATED on 01/23/2025 in LEE COUNTY, Florida.

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

Robber 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

SECOND INSERTION

NOTICE OF SALE

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

CASE NO. 23-CA-000407

AMERIHOM 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 Motion to Reschedule Foreclosure Sale dated January 17, 2025, in the above-styled 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 BURRSTONE AVENUE, LEHIGH ACRES, FL 33936

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

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
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
22-05479
Jan. 31; Feb. 7, 2025 25-00382L

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-004355

CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit 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 undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 20, 2025 at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Lee County, Florida:

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

A/K/A UNIT 222G, WEEK 35 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

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

WITNESS my hand and official seal of said Court this day of 01/27/2025

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

Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
48136 / 13-9943
Jan. 31; Feb. 7, 2025 25-00388L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 24-CC-6477

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2025, and entered in Case No. 24-CC-6477 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein DAVIS WOODS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Reckless Abandon Investments, LLC are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 13th day of February, 2025 the following described property as set forth in said Final Judgment, to wit:

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

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

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

DATED this day of 01/24/2025

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
Carolyn C. Meadows, Esq.
Florida Bar #92888
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cfofocservices@beckerlawyers.com
26074881v1 D03409/420315
Jan. 31; Feb. 7, 2025 25-00383L

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-004349

THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. RICHARD G. KRAMME; MICHAEL KRAMME; KARL KRAMME; JEFFREY KRAMME; SCOTT KRAMME; KAY KRAMME; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RICHARD G. KRAMME, Defendants.

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

Unit/Week(s) No.(s) 45 in Condominium Parcel No.(s) 122, of THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any.

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

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

WITNESS my hand and official seal of said Court this day of 01/27/2025

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

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

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-007532

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-HI MORTGAGE TRUST, Plaintiff, vs.

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

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

LOT 16, BLOCK 4, UNIT 7, LEHIGH ESTATES, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 125 127 GORDON AVE S, LEHIGH ACRES, FL 33973

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

Dated this day of 01/28/2025

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

Submitted by
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02919
Jan. 31; Feb. 7, 2025 25-00399L

SECOND INSERTION

NOTICE OF SALE

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

CASE NO. 2024-CA-005124

U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B, Plaintiff, vs.

UNIQUE DREAMS UNLIMITED, LLC, an Indiana limited liability company, Defendant.

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

Lot 10, FLAMINGO BAYOU SUBDIVISION, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 33, Pages 6 and 7, of the Public Records of Lee County, Florida.

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

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

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

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

SECOND INSERTION

NOTICE OF ACTION

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

Case No. 24-CC-005438

SABAL POINTE AT MAJESTIC PALMS SECTION III CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs.

HOLLY NGUYEN, UNKNOWN SPOUSE OF HOLLY NGUYEN AND ALL OTHER OCCUPANTS OF 11660 NAVARRO WAY 1205, FORT MYERS, FL 33908 Defendants.

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

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

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

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

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

DATED this 23rd day of January, 2025.

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

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

SECOND 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

SECOND 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT M. STUMPE, et al., Defendant(s).

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

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

PHASE II IN O.R. BOOK 2784, PAGE 4003, AND ALL CONDOMINIUM, PLAT BOOK 17, PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH 1998 PALM HARBOR DOUBLEWIDE MOBILE HOME SERIAL #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 Foreclosure entered in Case No. 24-CA-004947 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.

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

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

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

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL DIVISION

CASE NO. 24-CA-002556

NWL COMPANY, LLC Plaintiff, vs.

AAA PROFESSIONAL SERVICES LLC, et al, Defendants/

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

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

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

BEACH, FL 33442 within 30 days and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

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

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

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
CRI17809-23/cam
Jan. 31; Feb. 7, 2025 25-00373L

SECOND INSERTION

PHASE II IN O.R. BOOK 2784, PAGE 4003, AND ALL CONDOMINIUM, PLAT BOOK 17, PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH 1998 PALM HARBOR DOUBLEWIDE MOBILE HOME SERIAL #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 Foreclosure entered in Case No. 24-CA-004947 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.

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

--- ACTIONS / SALES ---

--- ESTATE ---

SECOND 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, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 71 TO 76, inclusive, PUBLIC RECORDS 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 Foreclosure 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

SECOND 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.
 Parcel ID: 12-45-27-L1-02003.0170
 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 45.031.

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

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-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; LINDSFORD NEIGHBORHOOD II HOMEOWNERS' ASSOCIATION, INC.; LINDSFORD MASTER ASSOCIATION, 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 RECORDED IN INSTRUMENT NO. 2017000190788, 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 01/28/2025.

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

SECOND 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

Estevez, 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 RECORDED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this day of 01/28/2025

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

The Law Offices of Patrick L. Cordero, P.A.
 7333 Coral Way
 Miami, FL 33155
 Attorneys for Plaintiff
 Jan. 31; Feb. 7, 2025 25-00407L

SECOND INSERTION

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.

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

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

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

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
 Jan. 31; Feb. 7, 2025 25-00420L

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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR SLC 2018-1 TRUST, Plaintiff, vs. MARIA JIGANU; ROBERT C. RODNEY; GHEORGHE C. GUTESCU; NATALIE A. FOSTER; NATALIE A. FOSTER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM DONALD FOSTER A/K/A WILLIAM D. FOSTER, DECEASED; VICTORIA ARMS CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant 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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR SLC 2018-1 TRUST, Plaintiff, and MARIA JIGANU; ROBERT C. RODNEY; GHEORGHE C.

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

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

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

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

Personal Representative:
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

SECOND INSERTION

GUTESCU; NATALIE A. FOSTER; NATALIE A. FOSTER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM DONALD FOSTER A/K/A WILLIAM D. FOSTER, DECEASED; VICTORIA ARMS CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #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 CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS, are Defendants.

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

ALL THAT CERTAIN UNIT 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 VICTORIA ARMS CONDOMINIUM, FILED IN OR BOOK 1759 AT PAGE 3304. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE

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

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

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

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

Personal Representative:
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

COMMON ELEMENTS PERTAINING THERETO. BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM RALPH D. GEIMER AND JUDY D. GEIMER, HUSBAND AND WIFE TO WILLIAM D. FOSTER AND ROBERT R. WEIR, DATED 5/11/2001 RECORDED ON 5/22/2001 IN OR BOOK 03417 PAGE 0780 IN LEE COUNTY RECORDS, STATE OF FL.

Property address: 815 Victoria Drive, Apartment 108, Cape Coral, Florida 33904

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 01/29/2025

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

Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701 West 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

SECOND INSERTION

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

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

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

The 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
 Jan. 31; Feb. 7, 2025 25-00421L

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-006015

Wells Fargo Bank, N.A., Plaintiff, vs. Gold Coast Investments Corp, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-006015 of the Circuit Court 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 PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 TAX ID: 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
 FL.Sales@brockandscott.com
 Attorney for Plaintiff
 File # 23-F00115
 Jan. 31; Feb. 7, 2025 25-00431L

SAVE TIME

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Business Observer

-- ESTATE --

SECOND INSERTION

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

The administration of the Estate of Graham Reichenbach, deceased, whose date of death was January 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Jeanne E. Reichenbach
15343 Bonefish Trail
Bonita Springs, FL 34135

Attorney for Personal Representative:
Carol R. Sellers

Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
Jan. 31; Feb. 7, 2025 25-00414L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000092
Division Probate
IN RE: ESTATE OF
NORMAN L. SZOSTAK,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of NORMAN L. SZOSTAK, deceased, File Number 25-CP-000092, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901; that the decedent's date of death was August 21, 2024; that the total value of the estate is \$29,736.92 and that the names and addresses of those to whom it has been assigned by such order are:

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

Person Giving Notice:

Carol Beauchemin
25590 24 Mile Rd.
Chesterfield, MI 48051

Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.

Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
Email address:
afileman@filemanlaw.com
Jan. 31; Feb. 7, 2025 25-00400L

SECOND INSERTION

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

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

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

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

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

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

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

VELMA J. JACKMAN, A/K/A

VELMA C. JACKMAN
Personal Representative
5865 Frank Gailey Road
Clermont, GA 30527

Derek B. Alvarez, Esquire -
FBN: 114278

DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528

AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928

WCM@GendersAlvarez.com
GENDEERS 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

Jan. 31; Feb. 7, 2025 25-00396L

SECOND INSERTION

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

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

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

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

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

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

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

The date of first publication of this notice is 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@sitkcalaw.com
Jan. 31; Feb. 7, 2025 25-00370L

SECOND INSERTION

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

The administration of the estate of Kenneth Barry Marlowe, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 01/31/2025.

Attorney for Personal Representative:

Personal Representative:
Andrew Ponnock, Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051

Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com

Secondary E-Mail:
eservice@ponnocklaw.com

Peter Marlowe
3908 Fledgling Drive
North Las Vegas, Nevada 89084

Jan. 31; Feb. 7, 2025 25-00366L

SECOND INSERTION

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

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

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

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

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

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

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

The date of first publication of this notice is 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@sitkcalaw.com
Jan. 31; Feb. 7, 2025 25-00365L

SECOND INSERTION

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

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

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

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

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

TION 733.702 WILL BE FOREVER BARRED.

THE PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTE SECTIONS 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211, FLORIDA STATUTES.

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

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

Personal Representative:

Jon W. Taylor
3120 SE 50th Place
Ocala, Florida 34480

Attorney for Personal Representative:
Britton G. Swank

Florida Bar Number: 0651591
Britton G. Swank, P.A.

10175 Six Mile Cypress Parkway, Suite 4
Fort Myers, Florida 33966

Telephone: 239-208-3040
Fax: 239-288-5570

E-Mail: ptg@swankelderlaw.com
service@swankelderlaw.com

Jan. 31; Feb. 7, 2025 25-00371L

SECOND INSERTION

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

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

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

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

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

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

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

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

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

Personal Representatives:

Erlinda R. Lawson
12250 North River Rd.
Alva, Florida 33920

Katrina L. Brady
12350 Old Rodeo Drive
Alva, Florida 33920

Attorney for Personal Representatives:
Michael B. Hill, Attorney

Florida Bar Number: 547824
Sheppard Law Firm

9100 College Pointe Court
Fort Myers, FL 33919

Telephone: (239) 334-1141
Fax: (239) 334-3965

E-Mail: hill@sbshlaw.com
Secondary E-Mail:

bmerhige@sbshlaw.com
Jan. 31; Feb. 7, 2025 25-00395L

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

The administration of the Estate of Peter Alfred D'Elia, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative:

Signed by: Leonard F. D'Elia
Leonard F. D'Elia
148 Claremont Road

Bernardsville, New Jersey 07924
Attorney for Personal Representative:

/s/ Lisa Curia George
Lisa Curia George, Attorney

Florida Bar Number: 1033829
Hagen Law Firm

5290 Summerlin Commons Way,
Suite 1003

Fort Myers, FL 33907
Telephone: (239) 275.0808

Fax: (239) 275.3313
E-Mail: lisa@mikehagen.com

Secondary E-Mail:
michelle@mikehagen.com

Jan. 31; Feb. 7, 2025 25-00379L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-149
IN RE: ESTATE OF
DIANA KATHERINE BARRY
Deceased.

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

You are hereby notified that an Order of Summary Administration has been

entered in the estate of Diana Katherine Barry, deceased, File Number 2025-CP-149, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9364, Fort Myers, FL 33902; that the decedent's date of death was December 22, 2024; that the total value of the estate is \$30,670.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Julie Barry

889 Mike Court

--- ESTATE ---

SECOND INSERTION

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

The administration of the estate of Jason William Mosley, deceased, whose date of death was September 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

SECOND INSERTION

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

The administration of the estate of Claude Swanson Gulley III, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

SECOND INSERTION

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

The administration of the estate of Leon Mark Brawer, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

SECOND 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is January 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

SECOND 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. 732.221, Florida Statutes.

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

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

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

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

SECOND INSERTION

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

The administration of the estate of Beth Martin Toetenel, deceased, whose date of death was September 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

Personal Representative:
Joshua H. 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 25-00374L

SECOND INSERTION

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

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

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

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

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

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

ten demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

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

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE No. 24-CA-007876
LONGBRIDGE FINANCIAL, LLC, Plaintiff vs. UNKNOWN SUCCESSOR TRUSTEE UNDER THE MARSHA R. CARTER REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 2019, et al., Defendants
TO: UNKNOWN BENEFICIARIES UNDER THE MARSHA R. CARTER REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 2019
5024 BILLINGS STREET, LEHIGH ACRES, FL 33971
UNKNOWN SUCCESSOR TRUSTEE UNDER THE MARSHA R. CARTER REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 2019

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

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

LOT 2, BLOCK 24, UNIT 3, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 39, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose

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

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

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

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

Kevin C. Karnes
As Clerk of said Court
(SEAL) BY: N. Watson
As Deputy Clerk

Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South,
Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(24-002627-01)
Jan. 31; Feb. 7, 2025 25-00359L

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-007603
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. NICOLETTE A. HANNAN PFLUEGLER AS TRUSTEE OF THE ROBERT HANNAN REVOCABLE TRUST, et al. Defendant(s).

TO: UNKNOWN BENEFICIARIES OF THE ROBERT HANNAN REVOCABLE TRUST,
whose last known residence is: 2123 SE 11TH AVE., CAPE CORAL, FL 33990

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOTS 41 AND 42, BLOCK 443, UNIT 21, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 149 THROUGH 173, INCLUSIVE, IN 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within 30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at County, Florida, this 27th day of January, 2025.

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

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL:
FLMAIL@RASLG.COM
24-243129
Jan. 31; Feb. 7, 2025 25-0386L

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

--- TAX DEEDS ---

SECOND 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.real-taxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

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

Tax Deed #:2024002609
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

SECOND 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.real-taxdeed.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
25-00358L

SECOND INSERTION
NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION
23-GA-000057

IN RE: The Guardianship of Carlos Cruz

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$5198.32 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 12/17/2024, IN RE: The Guardianship of Carlos Cruz, the Ward.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: December 23, 2024

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

Tax Deed #:2024002613
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

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

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

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

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

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

Tax Deed #:2024002620
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

SECOND 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.real-taxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

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

Tax Deed #:2024002592
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-007734 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 13 BLK.124 DB 281 PG 50 LOT 19 Strap Number 36-44-27-13-00124.0190
Names in which assessed: JUDITH M WHITE

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

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

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

The administration of the estate of EDITH R. ATTRIDGE, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the Co-Personal Representatives and the Co-Personal Representative's attorney are set forth below.

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

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

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

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

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

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

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

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

Tax Deed #:2024002593
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

The administration of the Estate of JOSEPH VLADIMIR KLESKEN, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the personal representative's attorney names and addresses are set forth below.

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

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

SECOND 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.real-taxdeed.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

SECOND 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.real-taxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 25-CP-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 decedent's estate whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

SECOND 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.real-taxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

SECOND 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.real-taxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

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

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

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

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

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

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

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

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

KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Loretta Arevalo
Deputy Clerk
Jan. 3; Feb. 7, 2025 25-00011L

KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Loretta Arevalo
Deputy Clerk
Jan. 3; Feb. 7, 2025 25-00010L

--- PUBLIC SALES / TAX DEEDS ---

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

SECOND INSERTION
NOTICE 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

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002659
 NOTICE IS HEREBY GIVEN that FLORIDA TAX LIEN LLC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 10-676 Year of Issuance 2022 Description of Property RIVER HALL COUNTRY CLUB PH ONE DESC IN INST#2005-153068 BLK A LOT 38 Strap Number 35-43-26-02-0000A.0380
 Names in which assessed: MARK AND JESSICA LORENZ FAMILY TRUST, DATED THE 17TH DAY OF MAY 2023
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00321L

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-005233
EXPRESS RESTORATION, LLC, a Florida Limited Liability Company, Plaintiff, vs.
JKS CONSTRUCTION & ENGINEERING INC., a Florida Corporation, Defendant.
 To: JKS CONSTRUCTION & ENGINEERING, INC., a Florida Corporation c/o Reife N. Petersen, Registered Agent 925 East Industrial Circle, Unit 9 Cape Coral, FL 33909
 YOU ARE NOTIFIED that an action on a worth payment instrument, for quantum meruit and for account stated has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew S. Toll, Esq., Toll Law, 210 Del Prado Blvd. S., Suite 1, Cape Coral, Florida 33990 on or before February 19, 2025 after the first Publication of the Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Within to working days of your receipt of this notice, contact the Deputy Court Administrator at 239-533-5000; 1700 Monroe Street, Fort Myers, Florida 33901.
 WITNESS my hand and seal of this Court this day of 01/10/2025
 Kevin C. Karnes
 Clerk of Court
 N. Watson (SEAL)
 Deputy Clerk

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

SECOND INSERTION
NOTICE OF PUBLIC SALE
 at
 The Lock Up Self Storage
 12700 University Dr
 Fort Myers, FL 33907
 Will sell the contents of the following units to satisfy a lien to the highest bidder on February 26th, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.
 Unit 2071: Mar Morillon, Vizio 4k 55" TV, Boxes, Bags, Lamps, Computer, Chairs, Books, Luggage; Unit 4808: Viktor Kovalchuk, Bedroom Furniture, Boxes, Totes, Shelf, Miscellaneous Items
 Jan. 31; Feb. 7, 2025 25-00390L

THIRD INSERTION
NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION
CASE NO.: 24-CA-007675
TRS 401K PLAN & TRUST, Plaintiff, vs.
HORIZON TRUST COMPANY CUSTODIAN FBO VINSON FOSTER IRA; MICHAEL EWERS; DELVA CAMERON AND FLORIDA LANDMAR COMMUNITIES, INC. FKA LEHIGH CORPORATION, Defendants.
 TO: HORIZON TRUST COMPANY CUSTODIAN FBO VINSON FOSTER IRA, C/O NORTHWEST REGISTERED AGENT, INC. 2201 MENAU BLVD NE, STE A ALBUQUERQUE, NM 87107
 MICHAEL EWERS, 153 BAIER AVE, APT 49, SOMERSET, NJ 08873-2046
 DELVA CAMERON, 153 BAIER AVE, APT 49, SOMERSET, NJ 08873-2046
 YOU ARE NOTIFIED that an action to quiet title to the following properties in Lee County, Florida:
 LOT 25, BLOCK 39, UNIT 7, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF THAT CERTAIN SUBDIVISION KNOWN AS LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF

THIRD 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

FOURTH 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 CHILQUINGA ONA; FULTON J. CARRIGAN:
 YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:
 LEHIGH ACRES UNIT 14 BLK 23 PB 20 PG 34 LOT 26 More commonly known as: 947 Derby Street, Lehigh Acres, FL 33974 AND LEHIGH ACRES UNIT 7 BLK 25 DB 254 PG 75 LOT 13 W 1/2 LESS SUBSURFACE RIGHTS ASSESSED UNDER 15-44-27-99-07025.013A AS DESC IN 202400048276 More commonly known as: 1205 East 14th Street, Lehigh Acres, FL 33972
 has been filed by Plaintiff, CYAN STAR LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before February 19, 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.
 Witness my hand and the seal of this court on this day of 01/10/2025
 Kevin C. Karnes
 Clerk of the Circuit Court
 (SEAL) By: N. Watson
 Deputy Clerk

Alisa Wilkes, Esq.
 Wilkes & Mee, PLLC
 13400 Sutton Park Dr. S, Suite 1204
 Jacksonville, FL 32224
 Jan. 17, 24, 31; Feb. 7, 2025
 25-00212L

SECOND INSERTION
NOTICE OF PUBLIC SALE
 at
 The Lock Up Self Storage
 9901 Estero Oaks Drive
 Estero FL 33967
 Will sell the contents of the following units to satisfy a lien to the highest bidder on February 26th, 2025 by 11:30 am at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.
 Unit 101- Tyler Washington, Items: furniture, beds, clothing, TVs, women's purses
 Unit 3227- Michael Stella, Items: air fryer, fan, bed, table
 Jan. 31; Feb. 7, 2025 25-00402L

THIRD INSERTION
 LEE COUNTY, FLORIDA, IN PLAT BOOK 18, PAGE 8.
 Parcel ID: 10-45-27-L2-07039.0250
 And;
 LOT 3, BLOCK 32, UNIT 6, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 144, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before February 25, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 DATED on 01/16/2025
 KEVIN C. KARNES
 CLERK OF THE CIRCUIT COURT (SEAL) By: N. Watson
 DEPUTY CLERK
 SOKOLOF REMTULLA, LLP
 6801 Lake Worth Road, Suite 100E
 Greenacres, FL 33467
 Telephone: 561-507-5252
 Facsimile: 561-342-4842
 E-mail: pleadings@sokrem.com
 Counsel for Plaintiff
 Jan. 24, 31; Feb. 7, 14, 2025
 25-00269L

THIRD INSERTION
 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

FOURTH 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 CHILQUINGA ONA; FULTON J. CARRIGAN:
 YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:
 LEHIGH ACRES UNIT 14 BLK 23 PB 20 PG 34 LOT 26 More commonly known as: 947 Derby Street, Lehigh Acres, FL 33974 AND LEHIGH ACRES UNIT 7 BLK 25 DB 254 PG 75 LOT 13 W 1/2 LESS SUBSURFACE RIGHTS ASSESSED UNDER 15-44-27-99-07025.013A AS DESC IN 202400048276 More commonly known as: 1205 East 14th Street, Lehigh Acres, FL 33972
 has been filed by Plaintiff, CYAN STAR LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before February 19, 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.
 Witness my hand and the seal of this court on this day of 01/10/2025
 Kevin C. Karnes
 Clerk of the Circuit Court
 (SEAL) By: N. Watson
 Deputy Clerk

Alisa Wilkes, Esq.
 Wilkes & Mee, PLLC
 13400 Sutton Park Dr. S, Suite 1204
 Jacksonville, FL 32224
 Jan. 17, 24, 31; Feb. 7, 2025
 25-00212L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00181L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002547
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 19-004553
 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 4 BLK 39 PB 15 PG 62 LOT 15 Strap Number 13-44-26-04-00039.0150
 Names in which assessed: EGYDIO ROMANENGHI, NORMA EDIT GIANNONI
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
 25-00182L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002580
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-018396
 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 10 BLK 57 PB 15 PG 141 LOT 17 Strap Number 14-45-27-10-00057.0170
 Names in which assessed: JOYCE M FREIMUTH, JOYCE MARIE FREIMUTH, MARRI-ANNE P WELLS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
 25-00169L

FOURTH 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 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00189L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00184L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00186L

FOURTH 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) for a tax deed to be issued thereon. The certificate number(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 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00183L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00191L

FOURTH 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 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 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00189L

FOURTH 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: 20-018901
 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00185L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00191L

FOURTH 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) for a tax deed to be issued thereon. The certificate number(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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00187L

FOURTH 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) for a tax deed to be issued thereon. The certificate number(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 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 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00189L

--- TAX DEEDS ---

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002532
 NOTICE IS HEREBY GIVEN that Karen M Reitan IRA LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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 MIRROR LAKES 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00148L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002531
 NOTICE IS HEREBY GIVEN that Karen M Reitan IRA LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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 14-45-27-12-00063.0090
 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00149L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00154L

FOURTH 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:
 Certificate Number: 18-004624
 Year of Issuance 2018 Description 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00155L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00159L

FOURTH 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: 18-005576
 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00161L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002585
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00162L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00172L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00173L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00174L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00175L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002567
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00177L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00165L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00170L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00176L

FOURTH 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, KENNETH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00178L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00179L

FOURTH 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 & Comptroller.
 January 17, 24, 31; February 7, 2025
 25-00180L

SECOND INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
 CIVIL ACTION
CASE NO.: 24-DR-004940
MICHAEL EARL BEMIS,
 Plaintiff, vs.
MIKE RADOSEVIC,
 Defendant.
 TO: MIKE RADOSEVIC
 345 JOEL BOULEVARD
 LEHIGH ACRES, FLORIDA 33936
 YOU ARE NOTIFIED that a COMPLAINT has been filed against you. You are required to serve a copy of your written defenses and answer to the complaint on the Plaintiff's Attorney, STEVEN E. MARTIN, of Martin Law Firm, P.L., whose address is 3701 Del Prado Boulevard S., Cape Coral, Florida 33904, and file the original with the clerk of this court at Lee County Courthouse, Civil Division, 1700 Monroe Street, Fort Myers, Florida 33901, on or before March 3, 2025 after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.
 This notice shall be published in Lee County, Florida.
 DATED this 01/21/2025
 Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: N. Watson
 Deputy Clerk
 Steven E. Martin, Esq. -
 MARTIN LAW FIRM, P.L.,
 3701 Del Prado Blvd. S.,
 Cape Coral, FL 33904 -
 Steven@martinlawfirm.com
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00398L

SECOND INSERTION
NOTICE OF ACTION FOR PUBLICATION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL ACTION
Case No: 24-DR-6058
IN RE: THE MARRIAGE OF FREDERICK J. GOGEL IV.,
Petitioner, and
JENNY MAE GOGEL,
Respondent.
 TO: Jenny Mae Gogel
 Last known Address
 2508 NW 19th Avenue,
 Cape Coral, FL 33993
 YOU ARE NOTIFIED that an action for Dissolution of Marriage and Other Relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Men's Rights Law Firm, 2799 Del Prado Blvd. S., Cape Coral, Florida 33904, on or before March 10, 2025, and file the original with the clerk of this court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition.
 WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 DATED this 28th day of January, 2025.
 Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: E. Bakelman
 Deputy Clerk
 Men's Rights Law Firm,
 2799 Del Prado Blvd. S.,
 Cape Coral, Florida 33904
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00410L

SECOND INSERTION
NOTICE OF PUBLIC SALE:
THE LOCK UP SELFSTORAGE
 at
 22776 S.Tamiami Trail
 Estero, FL 33928
 will sell the contents of the following units to satisfy a lien to the highest bidder on February 26 2025 by 11:00AM at
WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.
 Unit #20 Michael Pastore
 Jan. 31; Feb. 7, 2025
 25-00363L

What makes public notices in newspapers superior to other forms of notices?
 Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
 Rarely do consumers specifically search online for public notices.

