

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr Bonita Springs, FL 34135. March 6, 2025 at 11:45AM.
Amy Allen
Shelves, futon frame, child's school desk, chairs, cabinet, armoire
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00572L

FIRST INSERTION
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr Bonita Springs, FL 34135. March 6, 2025 at 11:45AM.
Derek Sherrill
Shelves, hand truck, totes, boxes, holiday decorations, large garbage bin
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00573L

FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 23-CA-009811
FLAGSTAR BANK, N.A., Plaintiff, vs. DANEVIA POWELL; MELWIN GRACIA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; Defendants
NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the February 20, 2025 Foreclosure Sale and Rescheduling Foreclosure Sale dated February 10, 2025, and entered in Case No. 23-CA-009811, of the Circuit Court of the Twentieth Judicial Circuit in and for LEE County, Florida. FLAGSTAR BANK, N.A. (hereafter "Plaintiff"), is Plaintiff and DAN-EVIA POWELL; MELWIN GRACIA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS, are defendants. Kevin Karnes, Clerk of the Circuit Court for LEE, County Florida will sell to the highest and best bidder for cash Via the internet at www.lee.realforeclose.com at 9:00 a.m., on the 13TH day of MARCH, 2025, the following described property as set forth in the Final Judgment, to wit:
LOT 86 AND 87, BLOCK 3822, CAPE CORAL UNIT 52, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 49 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
Dated this day of 02/11/2025
Kevin Karnes
CLERK OF THE CIRCUIT COURT (SEAL) BY N. Watson
As Deputy Clerk
Van Ness Law Firm, PLC
1239 E. Newport Center Drive
Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com
FB18691-23/sap
February 14, 21, 2025 25-00625L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002778
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 10-937 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK.26 PB 15 PG 59 LOT 7 Strap Number 02-44-26-03-00026.0070
Names in which assessed: MYRTLE M LANE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00529L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002777
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 10-963 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 42 PB 15 PG 59 LOT 2 Strap Number 02-44-26-05-00042.0020
Names in which assessed: MYRTLE M LANE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00530L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002788
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 12-331 Year of Issuance 2022 Description of Property LEHIGH PARK UNIT 1 BLK 28 PB 15 PG 64 LOTS 35 + 36 Strap Number 23-44-26-08-00028.0350
Names in which assessed: DEE L SLOAN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00535L

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 KINGDOMSEARCH.CO located at 343 SW 31ST PL 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 8th day of February, 2025.
MYNKA LLC
Douglas Garcia
February 14, 2025 25-00610L

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 INATHAELE FRANCHESCA PIGNE located at 2805 49th Street West in the City of Lehigh Acres, Lee County, FL 33971 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of February, 2025.
Inathaele Jean Louis
February 14, 2025 25-00601L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Michael Vary will engage in business under the fictitious name SOUTHERNCOMFORT MARINE OF SWFL, with a physical address 13401 BIRD RD FORT MYERS, FL 33905, with a mailing address 13401 BIRD RD FORT MYERS, FL 33905, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 14, 2025 25-00586L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002774
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 10-796 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 64 PB 15 PG 58 LOT 19 Strap Number 01-44-26-06-00064.0190
Names in which assessed: IDA ECENARRO, PEDRO ECENARRO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00528L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002783
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 11-095 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK.110 PB 15 PG 59 LOT 6 Strap Number 02-44-26-11-00110.0060
Names in which assessed: NELLIE BARLOCK, NELLIE BARLOCK HIZER
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00532L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002786
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 12-186 Year of Issuance 2022 Description of Property LEHIGH PARK UNIT 3 BLK 14 PB 15 PG 66 LOT 15 Strap Number 22-44-26-03-00014.0150
Names in which assessed: GRM&LLM PROPERTIES, 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00533L

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 COLLIER CONTRACTING located at 24266 SUNNY LN in the City of BONITA SPRINGS, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of February, 2025.
D3 FLORIDA INC.
February 14, 2025 25-00614L

FIRST INSERTION
Request for Qualifications
Professional Engineering and Related Services Cypress Cove at HealthPark Florida, Inc (Cypress Cove) is a private nonprofit (PNP) organization operating a Florida-licensed Continuing Care Retirement Community at 10200 Cypress Cove Drive, Fort Myers, FL 33908. In collaboration with FEMA Public Assistance (PA) funded projects, Cypress Cove needs to conduct a Campus Wide Hazard Mitigation feasibility study to prevent flooding of facilities during storm surges at the Cypress Cove 48-acre campus. Cypress Cove is soliciting a Request for Qualifications (RFQ) from qualified Engineering Firms to conduct land surveying, feasibility study, design, and construction administration services in the aftermath of Hurricane Ian Flooding.
Interested firms may submit one (1) original qualification statement and one (1) copy in a sealed envelope bearing the name and address of the firm and the words "RFQ for PROFESSIONAL ENGINEERING AND RELATED SERVICES" delivered to the Cypress Cove Commons Building Main Reception Desk at 10200 Cypress Cove Drive, Fort Myers Florida 33908 by 11:00 a.m. on Friday, February 28, 2025.
All questions relating to this RFQ must be received by February 21, 2025, at 3:00 p.m. and must be in writing and e-mailed to Mr. Jeff Dunkle, Vice President of Financial Services at jdunkle@cypressliving.org.
February 14, 21, 2025 25-00585L

FIRST INSERTION
NOTICE OF SALE PURSUANT TO F.S. CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION
Case No.: 24 - CC - 004297 - LSG
SUMMERLIN PARK PROPERTY OWNERS' ASSOCIATION, INC., Plaintiff, v. PRARAZ BUILDERS, LLC, Defendant.
Notice Is Given that pursuant to a Final Judgment of Foreclosure filed January 29, 2025 in Case No. 24-CC-004297 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which SUMMERLIN PARK PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff, and PRARAZ BUILDERS, LLC is the Defendant, I will sell to the highest and best bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes on April 03, 2025, the following described property set forth in the order of Final Judgment:
Lot G, of SUMMERLIN PARK, according to the map or plat thereof as recorded in Plat Book 64, at Page 72, in the public records of Lee County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
Dated 02/05/2025.
KEVIN KARNES,
As Clerk of Circuit Court (SEAL) By: N. Watson
As Deputy Clerk
James Michael Costello, Esq.,
Law Offices of James M. Costello, PL,
Attorneys for Plaintiff,
1136 NE Pine Island Road,
Cape Coral, FL 33909;
Phone: (239) 334-8333
February 14, 21, 2025 25-00579L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002782
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 11-031 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.75 PB 15 PG 59 LOT 8 Strap Number 02-44-26-08-00075.0080
Names in which assessed: A J GERMANO, ANTHONY J GERMANO, ESTELLE GERMANO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00531L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002802
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 13-977 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 51 PB 15 PG 95 LOT 5 Strap Number 03-45-26-06-00051.0050
Names in which assessed: ESTHER KAGEN, ESTHER KAGEN ESTATE, MELVIN GUTTER
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00541L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002765
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: 15-998 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK.2 DB 254 PG 95 LOT 22 Strap Number 09-44-27-01-00002.0220
Names in which assessed: FEDERICO DRADA, PATRICIA DRADA, PHILLIP STEVEN CARDOCH, SARAI DRADA, VLADIMIR DRADA
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00548L

FIRST INSERTION
NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 24-CA-008153
IN RE: FORFEITURE OF: \$5,553.00 (Five Thousand, Five Hundred Fifty-Three Dollars) in U.S. Currency
ALL PERSONS who claim an interest in the following property: \$5,553.00 (Five Thousand Five Hundred Fifty-Three Dollars) in U.S. Currency, which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about December 17, 2024, in bona fide Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.
February 14, 21, 2025 25-00611L

FIRST INSERTION
Request for Qualifications
Professional Engineering and Related Services Cypress Cove at HealthPark Florida, Inc (Cypress Cove) is a private nonprofit (PNP) organization operating a Florida-licensed Continuing Care Retirement Community at 10200 Cypress Cove Drive, Fort Myers, FL 33908. In collaboration with FEMA Public Assistance (PA) funded projects, Cypress Cove needs to conduct a Campus Wide Hazard Mitigation feasibility study to prevent flooding of facilities during storm surges at the Cypress Cove 48-acre campus. Cypress Cove is soliciting a Request for Qualifications (RFQ) from qualified Engineering Firms to conduct land surveying, feasibility study, design, and construction administration services in the aftermath of Hurricane Ian Flooding.
Interested firms may submit one (1) original qualification statement and one (1) copy in a sealed envelope bearing the name and address of the firm and the words "RFQ for PROFESSIONAL ENGINEERING AND RELATED SERVICES" delivered to the Cypress Cove Commons Building Main Reception Desk at 10200 Cypress Cove Drive, Fort Myers Florida 33908 by 11:00 a.m. on Friday, February 28, 2025.
All questions relating to this RFQ must be received by February 21, 2025, at 3:00 p.m. and must be in writing and e-mailed to Mr. Jeff Dunkle, Vice President of Financial Services at jdunkle@cypressliving.org.
February 14, 21, 2025 25-00585L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002782
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 11-031 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.75 PB 15 PG 59 LOT 8 Strap Number 02-44-26-08-00075.0080
Names in which assessed: A J GERMANO, ANTHONY J GERMANO, ESTELLE GERMANO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00531L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002782
NOTICE IS HEREBY GIVEN THAT WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 11-031 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.75 PB 15 PG 59 LOT 8 Strap Number 02-44-26-08-00075.0080
Names in which assessed: A J GERMANO, ANTHONY J GERMANO, ESTELLE GERMANO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00531L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002765
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: 15-998 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK.2 DB 254 PG 95 LOT 22 Strap Number 09-44-27-01-00002.0220
Names in which assessed: FEDERICO DRADA, PATRICIA DRADA, PHILLIP STEVEN CARDOCH, SARAI DRADA, VLADIMIR DRADA
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00548L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002765
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: 15-998 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK.2 DB 254 PG 95 LOT 22 Strap Number 09-44-27-01-00002.0220
Names in which assessed: FEDERICO DRADA, PATRICIA DRADA, PHILLIP STEVEN CARDOCH, SARAI DRADA, VLADIMIR DRADA
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025 25-00548L

FIRST INSERTION
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 March 6th, 2025 at 9:45am
Anthony Boba
Household Goods
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00597L

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mor-Paving & Grading Company located at 9401 Corkscrew Palms Cir Ste 300, in the County of Lee, in the City of Estero, Florida 33928 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Estero, Florida, this 10 day of February, 2025.
Mor-Sports Group Inc
February 14, 2025 25-00600L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com



--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002790
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 12-346 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK.8 PB 15 PG 68 LOT 5 Strap Number 24-44-26-01-00008.0050
Names in which assessed: GERALD RAY SMITH JR
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00536L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002792
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 12-903 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 57 PB 15 PG 80 LOT 17 Strap Number 29-44-26-07-00057.0170
Names in which assessed: SOPHORN KES
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00537L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002799
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 13-474 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK.13 DB 281 PG 50 LOT 2 Strap Number 36-44-26-03-00013.0020
Names in which assessed: 3013 4TH STREET, LLC
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00538L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002743
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: 15-432 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 9 PT S BLK 42 PB 27 PG 14 LOT 1 Strap Number 03-44-27-12-00042.0010
Names in which assessed: FRED J JOHNSON JR, VIRGINIA B JOHNSON
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00543L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002749
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: 15-460 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 12 PART BLK 56 PB 27 PG 19 LOT 7 Strap Number 04-44-27-05-00056.0070
Names in which assessed: PETER J MUNDSCHAU, PETER MUNDSCHAU
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00545L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002751
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: 15-585 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 27 PT E BLK 172 PB 27 PG 44 LOT 2 Strap Number 05-44-27-08-00172.0020
Names in which assessed: GWENDOLYN V CUMMINGS, JACK A HARKNESS 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00547L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002784
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 12-300 Year of Issuance 2022 Description of Property LEHIGH PARK UNIT 1 BLK 12 PB 15 PG 64 LOT 16 Strap Number 23-44-26-08-00012.0160
Names in which assessed: BONELDA E NELSON, PEDRO C NELSON
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00534L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002795
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 13-497 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 28 PB 15 PG 92 LOT 12 Strap Number 36-44-26-04-00028.0120
Names in which assessed: JOHN P BALSAVAGE, PEGGY A KEENE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00539L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002796
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 13-592 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 117 DB 281 PG 50 LOT 21 Strap Number 36-44-26-12-00117.0210
Names in which assessed: ROSEMARY DEL FRATE, ROSEMARY DELFRATE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00540L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002803
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 13-992 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 63 PB 15 PG 95 LOT 15 Strap Number 03-45-26-07-00063.0150
Names in which assessed: RUDIS ZAVIEL MALDONA HERNANDEZ
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00542L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002807
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: 16-313 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.19 DB 254 PG 90 LOT 12 E 1/2 Strap Number 12-44-27-05-00019.012B
Names in which assessed: CECILIA DEL ROSARIO GARLAND, RUBEN ANTONIO GARCIA ESCOBAR
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00549L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002738
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: 42-63 Year of Issuance 2022 Description of Property GARDEN COVE A COOPERATIVE LOT 20-P Strap Number 36-45-23-04-000P0.0200
Names in which assessed: FRANK R MUTSCH, ROSEMARY K MUTSCH
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00561L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002748
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: 15-456 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 10 BLK 51 PB 27 PG 16 LOT 34 Strap Number 04-44-27-02-00051.0340
Names in which assessed: GUO LIANG WU
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00544L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002750
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: 15-468 Year of Issuance 2022 Description of Property GREENBRAIR UNIT 13 PT N BLK 60 PB 27 PG 20 LOT 4 Strap Number 04-44-27-06-00060.0040
Names in which assessed: LUJIS RIVERO CORP
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00546L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002766
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: 16-373 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 40 DB 254 PG 90 LOT 21 Strap Number 12-44-27-06-00040.0210
Names in which assessed: JAROSLAV HYNEK
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00550L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002763
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: 20-010740 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 2 BLK 5 DB 254 PG 90 LOT 24 W 1/2 Strap Number 12-44-27-02-00005.024B
Names in which assessed: FAKHRIEH KHALOWI
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00551L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002762
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: 20-017692 Year of Issuance 2020 Description of Property LEHIGH ESTATES UNIT 5 BLK.22 PB 15 PG 85 LOT 36 Strap Number 04-45-26-05-00022.0360
Names in which assessed: CARMEL VIGORITO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00552L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002805
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: 20-018784 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 1 BLK 6 PB 15 PG 170 LOT 10 Strap Number 01-45-27-01-00006.0100
Names in which assessed: MARILYN A HUSTON
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00553L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000337
IN RE: ESTATE OF NORBERTO DE ELIZALDE
Deceased.
The administration of the estate of Norberto de Elizalde, deceased, whose date of death was December 10, 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, Florida 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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 14, 2025.
Personal Representatives:
/s/ Michelle de Elizalde Epstein
Michelle de Elizalde Epstein
729 Evelyn Avenue
Albany, California 94706
/s/ Lisa de Elizalde Botha
Lisa de Elizalde Botha
840 Carmel Avenue
Albany, California 94706
Attorney for Personal Representatives:
/s/ Eric A. Bevan
Eric A. Bevan
Florida Bar Number: 115098
FOX ROTHSCHILD LLP
777 S. Flagler Dr. Suite 1700
West Tower
West Palm Beach, FL 33401
Telephone: (561) 835-9600
E-Mail: ebevan@foxrothschild.com
Secondary E-Mail: bjosphouthitch@foxrothschild.com
167364480.1
February 14, 21, 2025 25-00595L

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-00290
IN RE: ESTATE OF EDWARD J. SMITH
Deceased.
The administration of the estate of EDWARD J. SMITH, deceased, whose date of death was December 6, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 14, 2025.
Personal Representative:
WILLIAM R. SMITH
4931 Bonita Bay Blvd Unit 303
Bonita Springs, Florida 34134
Attorney for Personal Representative:
EDWARD E. WOLLMAN
Florida Bar No. 0618640
Email: ewollman@wga-law.com
Alternate Email:
pleadings@wga-law.com
PATRICK COURVILLE
Florida Bar No. 0115708
Email: pcourville@wga-law.com
Alternate Email:
pleadings@wga-law.com
Attorneys for Personal Representative
WOLLMAN, GEHRKE & ASSOCIATES, PA
2235 Venetian Court,
Suite 5
Naples, FL 34109
Telephone: 239-435-1533
Facsimile: 239-435-1433
February 14, 21, 2025 25-00575L

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002726
 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: 21-006473
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 2 BLK 8 PB 15 PG 3 LOT 1 E 1/2 Strap Number 01-44-27-02-00008.0010
 Names in which assessed: GRACE BEYERS BERGSTEDT, VILMA V BEYERS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00555L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002747
 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: 21-007674
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 3 BLK 11 PB 15 PG 11 LOT 12 E 1/2 Strap Number 09-44-27-03-00011.0120
 Names in which assessed: JOSEPH VERTUS DORIS-SAINT
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00559L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002744
 NOTICE IS HEREBY GIVEN that LUIS M. MARTINEZ-CATINCHI 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: 67-03 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 20 PART 2 BLK 1179 PB 19 PG 45 LOTS 57 + 58 Strap Number 32-44-24-C4-01179.0570
 Names in which assessed: SANDRA LEE MUSCHLITZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00565L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002771
 NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 88-68
 Year of Issuance 2022 Description of Property FRANKLIN PARK BLK 8 PB 4 PG 72 LOT 16 Strap Number 19-44-25-P1-00308.0160
 Names in which assessed: ALFREDA J GRAY-BURDEN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00568L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002755
 NOTICE IS HEREBY GIVEN that Kivi 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: 71-94 Year of Issuance 2022 Description of Property STEAMBOAT BEND EAST CONDO BLDG SBE51 OR 1481 PG 2279 UNIT 501 Strap Number 16-45-24-25-SBE51.5010
 Names in which assessed: THOMAS RICHARD HER-RING JR
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00566L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002759
 NOTICE IS HEREBY GIVEN that Factory Direct Music Inc 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: 79-07 Year of Issuance 2022 Description of Property E1/2 OF W1/2 OF NE 1/4 OF SE1/4 OF SEC11 LES PARS 3.100+3.10A + OR 2053/3394 Strap Number 11-43-25-00-00003.010B
 Names in which assessed: VICTOR J HEIN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00567L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002739
 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: 21-001657
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 00 BLK 5 PB 15 PG 101 LOT 27 Strap Number 36-43-27-01-00005.0270
 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00554L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002727
 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: 21-006620
 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 8 BLK 32 PB 15 PG 5 LOT 12 E 1/2 Strap Number 02-44-27-08-00032.012B
 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00556L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002745
 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: 21-006971
 Year of Issuance 2021 Description of Property GREENBRIAR UT 10 BLK 51 PB 27 PG 16 LOT 28 Strap Number 04-44-27-02-00051.0280
 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00557L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002746
 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: 21-006972
 Year of Issuance 2021 Description of Property GREENBRIAR UT 10 BLK 51 PB 27 PG 16 LOT 29 Strap Number 04-44-27-02-00051.0290
 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00558L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002754
 NOTICE IS HEREBY GIVEN that Kivi 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: 22-166 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 58 PB 18 PG 135 LOTS 16 THRU 18 Strap Number 27-45-27-12-00058.0160
 Names in which assessed: EL GRAN TACO, INC.
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00560L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002734
 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: 49-52 Year of Issuance 2022 Description of Property SUNCOAST ESTATES UNREC. BLK.28 RP OR 566 PG 8 LOT 47 Strap Number 24-43-24-03-00028.0470
 Names in which assessed: DELNER L KIER TRUST, DELNER L. KIER REVOCABLE TRUST DATED MAY 17, 2013
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00562L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002658
 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: 91-12
 Year of Issuance 2022 Description of Property COVE AT SIX MILE CYPRESS DESC IN INST#2006-123915 PH III BLDG 15 UNIT 1502 Strap Number 33-44-25-P3-00615.1502
 Names in which assessed: ARMANDO LARRY VELANDIA, LUIS DAVID VELANDIA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00569L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002767
 NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 51-21 Year of Issuance 2022 Description of Property PARL IN W 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 DESC IN INST #2006000160939 + 200600029194 Strap Number 26-43-24-00-00035.0120
 Names in which assessed: GLENCO PROPERTIES GROUP CORP, GLENCO PROPERTIES GROUP CORP, GLENCO PROPERTIES GROUP CORPORATION
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00563L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002737
 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: 56-12 Year of Issuance 2022 Description of Property FOREST PARK M H S/D BLK A OR 943 PG 226 LOT 46 Strap Number 36-43-24-11-0000A.0460
 Names in which assessed: INGRID STOBBE TRUST UNDER AGREEMENT DATED AUGUST 6, 2014
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00564L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FL
PROBATE DIVISION
FILE NUMBER: 25-CP-000157
IN RE: ESTATE OF DIANNE ELIZABETH WATERHOUSE, Deceased.
 The administration of the Estate of Dianne Elizabeth Waterhouse, deceased, File Number 25-CP-000157 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of 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 INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS, DEMANDS AND OBJECTIONS 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 date of first publication of this Notice is February 14, 2025.
Blake Pentland,
Personal Representative
C/O Klein & Fortune, P.A.
 1104 S.E. 33rd Street, Cape Coral, FL 33904 (954) 986-8822
 Ronald G. Klein, Attorney for Personal Representative
 Klein & Fortune, P.A.
 7777 Davie Road Extension, Suite 301B Hollywood, FL 33024 (954) 986-8822
 February 14, 21, 2025 25-00574L

--- 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-389
IN RE: ESTATE OF MICHAEL ALLEN RUMLEY Deceased.
 The administration of the Estate of MICHAEL ALLEN RUMLEY, deceased, whose date of death was January 8, 2025, 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 14, 2025.
TARYN SIMPSON
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 14, 21, 2025 25-00588L

FIRST INSERTION
NOTICE TO CREDITORS
 The administration of the Estate of RICHARD WILLIAM VALLINI, deceased, whose date of death was August 5, 2024, File Number 24-CP-3355, 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 decedent's estate must file their claims within this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of the first publication of this Notice is February 14, 2025.
RICHARD JOHN VALLINI,
Personal Representative,
17465 Braddock Rd.,
Fort Myers, FL 33967
 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 14, 21, 2025 25-00577L

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-- ESTATE --

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000210
IN RE: ESTATE OF
JANE ELLEN DEEGAN,
Deceased.

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

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

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

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

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

The date of first publication of this notice is: February 14, 2025.

Personal Representative:

RAYMOND DEEGAN
7453 Gramercy Circle
West Bloomfield, MI, 48322
Attorney for Personal Representative:
David G. Jones, Esq.
Florida Bar No. 1010525
O'Halloran Legal Group, PLLC
2080 McGregor Blvd., Suite 300
Fort Myers, FL 33901
Telephone: (239) 334-7212
Email:
David@ohalloranlegalgroup.com
Secondary:
Pat@ohalloranlegalgroup.com
February 14, 21, 2025 25-00576L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE ACTION
Case No.: 25-CP-000164
IN RE: ESTATE OF:
GLADYS ISABEL PAVESE,
Deceased.

The administration of the Estate of GLADYS ISABEL PAVESE, whose date of death was December 10, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 14, 2025.

NICK V. PAVESE

Carlena E. Hull
Attorney for Petitioner
Florida Bar No.: 1024079
9240 Bonita Beach Rd SE, Suite 1117
Bonita Springs, FL 34135
Telephone: (239)220-3100
Email: carlena@costpluslegal.com
Secondary Email:
costpluslegal@gmail.com
February 14, 21, 2025 25-00604L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000356
Division: Probate
IN RE: ESTATE OF
VICTOR PIEKARSKI,
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 Victor Piekarski, deceased, File Number 25-CP-000356, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was August 26, 2024; that the total value of the Estate is \$9,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

| Name | Address |
|-------------------------------|--|
| Gwyn I. Piekarski, as Trustee | 6061 Silver King Blvd., Unit 502, Cape Coral, FL 33914 |

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this Notice is February 14, 2025.

Personal Giving Notice:

Gwyn I. Piekarski
6061 Silver King Blvd., Unit 502
Cape Coral, FL 33914
Attorney for Person Giving Notice:
Kevin A. Kyle, Attorney
Florida Bar Number: 980595
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevin@kyle@gskattorneys.com
01036600.DOC/1
February 14, 21, 2025 25-00599L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3888
IN RE: ESTATE OF
GEORGE MCGINNIS,
Deceased.

The administration of the estate of George McGinnis, deceased, whose date of death was December 14, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 2-14-2025.

Personal Representative:

Bonnie McGinnis,
4343 Brown Rd.,
Indianapolis, IN 46226,
Telephone: (317) 713-3469.
Attorney for Personal Representative:
Richard Blackwell, Esq.,
Florida Bar Number: 110331,
Ric Blackwell Law, PA,
10600 Chevrolet Way, Suite 212,
Estero, Florida 33928,
Telephone: 239-240-7764,
Fax: 877-349-3854,
E-Mail: ric@ricblackwelllaw.com.
February 14, 21, 2025 25-00609L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 24-CP-003749
Division: P(3)
IN RE: THE ESTATE OF
FELIX EUGENE LOPEZ, JR.,
Deceased.

The administration of the estate of Felix Eugene Lopez, Jr., deceased, whose date of death was March 13, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative

/s/ Janet Marie Lopez
Janet Marie Lopez
102 Ash Street
Interlocken, FL 32148
THE HINSON LAW FIRM, P.A.
/s/ Kathryn E. Stanfill
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St.,
Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
Attorney for Personal Representative
February 14, 21, 2025 25-00605L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000239
Division Probate
IN RE: ESTATE OF
KATHLEEN LOUISE FOUST
AKA KATHLEEN L. FOUST
AKA KATHLEEN FOUST
Deceased.

The administration of the estate of Kathleen Louise Foust aka Kathleen L. Foust aka Kathleen Foust, deceased, whose date of death was October 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Personal Representative:

Bonnie McGinnis,
4343 Brown Rd.,
Indianapolis, IN 46226,
Telephone: (317) 713-3469.
Attorney for Personal Representative:
Richard Blackwell, Esq.,
Florida Bar Number: 110331,
Ric Blackwell Law, PA,
10600 Chevrolet Way, Suite 212,
Estero, Florida 33928,
Telephone: 239-240-7764,
Fax: 877-349-3854,
E-Mail: ric@ricblackwelllaw.com.
February 14, 21, 2025 25-00609L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-3906
IN RE: ESTATE OF
Mary Kathryn Fieldman,
Deceased.

The administration of the estate of Mary Kathryn Fieldman, deceased, whose date of death was October 26th, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is robate Department, 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 February 14, 2025.

Signed by: Charles R. Fieldman

Charles R. Fieldman
12600 Fox Ridge Drive, Unit
#6101, Bonita Springs, FL
Personal Representative
Ged Law
Attorneys for Personal Representative
7955 Airport Pulling Road North
Suite 202
Naples, FL 34109
Telephone: 2395145048
Florida Bar No. 18808
Email Addresses: dged@ged-law.com
February 14, 21, 2025 25-00615L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SEVENTEENTH
JUDICIAL CIRCUIT, IN AND FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-000219
IN RE: ESTATE OF
REID NORDEN,
Deceased.

The administration of the estate of REID NORDEN, deceased, whose date of death was SEPTEMBER 6, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 MONROE STREET, FORT MYERS, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: February 14, 2025.

DANA NORDEN

Personal Representative
11045 Lakeland Cir
Fort Myers, FL 33913
MATTHEW MCCONNELL, Esq.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111868
Naples, FL 34108
T: 239-434-0840 -
F: 239-434-0940
matthew@dickmanlawfirm.org
February 14, 21, 2025 25-00598L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003462
Division PROBATE
IN RE: ESTATE OF
MELVIN F. DORPINGHAUS
Deceased.

The administration of the estate of Melvin F. Dorpinghaus, deceased, whose date of death was July 9, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-357
IN RE: ESTATE OF
ANDREW JOHN HUGHES, JR.
a/k/a A. JOHN HUGHES, JR.
Deceased.

The administration of the estate of Andrew John Hughes, Jr. a/k/a A. John Hughes, Jr., 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 Post Office Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 14, 2025.

David Alan Hughes

9010 Enterprise Avenue
Tuscaloosa, Alabama 36832
D. Hugh Kinsey, Jr.
Attorney for Personal Representative
Florida Bar Number: 961213
Sheppard Law Firm, P.A.
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: kinsey@sbsllaw.com
Secondary E-Mail:
hking@sbsllaw.com
February 14, 21, 2025 25-00596L

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-238
IN RE: ESTATE OF ARETE JOAN DAUGHERTY
Deceased.

The administration of the estate of Arete Joan Daugherty, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:
Michael J. Daugherty
41234 Traminette Court
Ashburn, Virginia 20148
Attorney for Personal Representative:
James E. Kerr, Attorney
Florida Bar Number: 0521728
Henderson, Franklin, Starnes & Holt, PA
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: james.kerr@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
February 14, 21, 2025 25-00590L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-394
Division Probate
IN RE: ESTATE OF THEODORE SOCHA
Deceased.

The administration of the estate of Theodore Socha, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. 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 14, 2025.

Personal Representative:
Douglas Walter
1312 Hawthorne Street
Natrona Heights, Pennsylvania 15065
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@dorceland.com
Secondary E-Mail:
probate@dorceland.com
February 14, 21, 2025 25-00592L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-343
Division Probate
IN RE: ESTATE OF FRANK OLIVER GAYLORD
Deceased.

The administration of the estate of Frank Oliver Gaylord, deceased, whose date of death was November 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 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 14, 2025.

Personal Representative:
Rae Lynn Reynolds
48 Sharp St.,
Republic, Pennsylvania 15475
PO Box 272
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@dorceland.com
Secondary E-Mail:
probate@dorceland.com
February 14, 21, 2025 25-00593L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-188-CP
Division PROBATE
IN RE: ESTATE OF MICHAEL F. ENSIGN
Deceased.

The administration of the estate of MICHAEL F. ENSIGN, deceased, whose date of death was December 31, 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 Floor, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:
CRYSTAL HOUI
120 Old Shirley Road
Central, South Carolina 29630
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm P.A.
3201 Tamiami Trail North, 2nd Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
February 14, 21, 2025 25-00607L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-284
Division: Probate
IN RE: ESTATE OF FRANCISCO LOPEZ
A/K/A FRANCISCO LOPEZ, JR.
Deceased.

The administration of the estate of Francisco Lopez a/k/a Francisco Lopez, Jr., deceased, whose date of death was January 4, 2025, 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 14, 2025.

Personal Representative:
/s/ Shane Thomas Borden
(Feb 10, 2025 17:21 EST)
Shane Thomas Borden
6916 Sorrento Street
Orlando, Florida 32819
Attorney for Personal Representative:
/s/ Marcy L. Shaw
Marcy L. Shaw, Attorney
Florida Bar Number: 0150738
1789 Hough Street
Fort Myers, Florida 33901
Telephone: (239) 267-5547
Fax: (800) 858-7549
E-Mail: marcy@mlshawlaw.com
February 14, 21, 2025 25-00608L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000327
IN RE: ESTATE OF JOSEPH JACKSON HARPSTER
Deceased.

The administration of the estate of JOSEPH JACKSON HARPSTER, deceased, whose date of death was May 20, 2023, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:
/s/ Dayna Harpster
DAYNA HARPSTER
2135 SW 1st Avenue
Cape Coral, Florida 33991
Attorney for Personal Representative:
/s/ Tiffany M. Cerniglio
Tiffany M. CERNIGLIO
Attorney
Florida Bar Number: 121791
HARRIS BARRETT MANN & DEW
1700 66th Street N., Ste. 502
St. Petersburg, FL 33710
Telephone: (727) 892-3100
Fax: (727) 898-0227
E-Mail: tiffany@hbmdlaw.com
Secondary E-Mail:
denise@hbmdlaw.com
February 14, 21, 2025 25-00612L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003630
IN RE: ESTATE OF MICHAEL PETER VATTIMO,
Deceased.

The administration of the Estate of Michael Peter Vattimo, deceased, whose date of death was August 8, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:
Signed by: D. Vattimo
Diana Vattimo
2912 SE Santa Barbara Place, Unit B
Cape Coral, Florida 33904
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) 2750808
Fax: (239) 2753313
E-Mail: Lisa@mikehagen.com
Secondary E-Mail:
michelle@mikehagen.com
February 14, 21, 2025 25-00589L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-298
IN RE: ESTATE OF SERITA K. LOWE
Deceased.

The administration of the estate of Serita K. Lowe, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal 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. 732.221,

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 14, 2025.

Personal Representatives:
Linda K. Yoder
8746 E. Hatchery Road
Syracuse, IN 46567
Mary F. Aker
3246 Misty Hill Way
Knoxville, TN 37917
Attorney for Personal Representatives:
James E. Kerr, Attorney
Florida Bar Number: 0521728
Henderson, Franklin, Starnes & Holt, PA
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: james.kerr@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
February 14, 21, 2025 25-00591L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24CP003178
IN RE: ESTATE OF JUAN BOANERGES GOMEZ MEDINA
Deceased.

The administration of the estate of Juan Boanerges Gomez Medina, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is February 14, 2025.

/s/Sean M. Lebowitz
Sean M. Lebowitz
2101 NW Corporate Blvd.,
Ste. 107,
Boca Raton, FL 33431
/s/Sean M. Lebowitz
Sean M. Lebowitz, Esq.
Florida Bar No. 44442
Gutter Chaves Josepher
Rubin Forman Fleisher Miller P.A.
Attorneys for Personal Representative
2101 Corporate Blvd., Suite 107
Boca Raton, FL 33431
Telephone: 561 998-7847
Email Addresses:
slebowitz@floridatx.com
jkatynski@floridatx.com
February 14, 21, 2025 25-00587L

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfill all of those standards.



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL
COURT IN AND FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-396
IN RE: ESTATE OF
JEAN ANNE GILBERT
Deceased

The administration of the estate of Jean Anne Gilbert, deceased, whose date of death was October 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice was or shall be: February 14, 2025

Personal Representative:

Gavin Oliver,
85 Shippensburg Mobil Estates,
Shippensburg PA 17257
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
Service@SitkaLaw.com
February 14, 21, 2025 25-00621L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003228
Division Probate
IN RE: ESTATE OF
JACQUES ROBERT DELANCY
A/K/A JACQUES DELANCY
A/K/A JACK ROBERT DELANCY
Deceased.

The administration of the estate of Jacques Robert Delancy a/k/a Jacques Delancy a/k/a Jack Robert Delancy, deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:

Helen Delancy
3609 SE 10th Ave., #103
Cape Coral, Florida 33904
Attorney for Personal Representative:
Steven Serle, Esq.
Attorney for Personal Representative
Florida Bar Number: 46736

5820 N. Federal Highway
Steven Serle, P.A.
Boca Raton, Florida 33487
Telephone: (561) 912-3580
Fax: (561) 287-4991
E-Mail: steve@stevenserlepa.com
Secondary E-Mail:
margo@stevenserlepa.com
February 14, 21, 2025 25-00613L

FIRST INSERTION

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

Case No. 2025-CA-000442
MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company,
Plaintiff, v.

DORA MARIA GAMEZ, individually and ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, INCLUSIVE,
Defendants.

TO: ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, INCLUSIVE
Last Known Address: Unknown
Current Address: Unknown

YOU ARE NOTIFIED that an action for Quiet Title on the following property in Lee County, Florida:
Lot 8, Block 21, Unit 4, Section 13, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof as recorded in Plat Book 15, Page 15, Public Records of Lee County, Florida.

STRAP:
13-44-27-L3-04021.0080
Folio ID: 10369747
Also known as 1308 Irving Ave,
Lehigh Acres, FL 33972
has been filed against you and you are

required to serve a copy of your written defenses on or before March 24, 2025 of the first publication, if any, on Law Offices of Jennifer Isaksen, PA, Plaintiffs' attorney, whose address is 4076 E State Road 44, Wildwood, FL 34785, and file the original with 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.

This notice shall be published once a week for 4 consecutive weeks in Business Observer.

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 on this 02/12/2025

KEVIN C KARNES
CLERK OF THE COURT
(SEAL) BY: N. Watson
As Deputy Clerk
(239) 533-5000

Law Offices of Jennifer Isaksen, PA,
Plaintiffs' attorney,
4076 E State Road 44,
Wildwood, FL 34785
Feb. 14, 21, 28; Mar. 7, 2025
25-00623L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-004790
DIVISION: L

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 FERN A. HEIDENREICH A/K/A FERN ALBERTINE HEIDENREICH, 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:

APARTMENT UNIT NO. F-4, PHASE 1 OF CYPRESS KEEP CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, DATED THE 27TH DAY OF OCTOBER 1986 AND RECORDED IN O.R. BOOK 1883, PAGE 1062, AND ALL EXHIBITS AND AMENDMENTS, THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER:

21-45-24-39-0000F.0040
Property address: 13670 ABBEY DR F4, FORT MYERS, FL 33919

pursuant to a Final Judgment of Foreclosure entered in Case No. 24-CA-004790 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 02/05/2025.

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
February 14, 21, 2025 25-00578L

FIRST INSERTION

NOTICE OF SALE AS TO
COUNT(S) III
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA

Case No.: 24-CA-000670

Division: Civil
Judge Alane C. Laboda
Coconut Plantation Condominium Association, Inc., a corporation
not-for-profit under the laws of the State of Florida
Plaintiff, vs.
BRUNO DI FELICE, et al.
Defendants.

Notice is hereby given that on March 27, 2025 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5367, Week 50, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on February 5, 2025, in Civil Case No. 24-CA-000670, pending in the Circuit Court in Lee County, Florida.

DATED this 02/07/2025

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

MANLEY DEAS KOCHALSKI LLC
P. O. Box 165028
Columbus, OH 43216-5028
AMPS@manleydeas.com
RNOS
23-019948_MM2
February 14, 21, 2025 25-00584L

FIRST INSERTION

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

23-CA-012845
PNC BANK, NATIONAL ASSOCIATION,
Plaintiff, VS.

LINDA P. JONES A/K/A LINDA P. JORDAN A/K/A LINDA PEARL JORDAN JONES A/K/A LINDA J. JONES A/K/A LINDA PEARL JORDAN; PRINCE S. JONES SR. A/K/A PRINCE SHABORN JONES, SR. A/K/A PRINCE S. JONES;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 28, 2025 in Civil Case No. 23-CA-012845, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and LINDA P. JONES A/K/A LINDA P. JORDAN A/K/A LINDA PEARL JORDAN JONES A/K/A LINDA J. JONES A/K/A LINDA PEARL JORDAN; PRINCE S. JONES SR. A/K/A PRINCE SHABORN JONES, SR. A/K/A PRINCE S. JONES; are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on February 27, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 95, UNIT 14, LEHIGH ACRES, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 49, 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.

WITNESS my hand and the seal of the court on 02/06/2025.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1457-849B
February 14, 21, 2025 25-00583L

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO. 24-CA-000467

UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, vs.
JOANN ST. JOHN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 4, 2025 in Civil Case No. 24-CA-000467 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is Plaintiff and Joann St. John, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6 day of March, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 32 AND 33, BLOCK 3049, CAPE CORAL UNIT 62, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 21 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Address: 321 SW 23rd Ter, Cape Coral, FL 33991

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 02/05/2025

Kevin C. Karnes
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: N. Watson

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
23-08792FL
February 14, 21, 2025 25-00580L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE AS TO
COUNT(S) II
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA

Case No.: 24-CA-000670
Division: Civil
Judge Alane C. Laboda

Coconut Plantation Condominium Association, Inc., a corporation
not-for-profit under the laws of the State of Florida
Plaintiff, vs.

Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Martha Elsie Bustamante, deceased, et al.
Defendants.

Notice is hereby given that on March 27, 2025 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5168L, Week 19, Odd Year Biennial Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on February 5, 2025, in Civil Case No. 24-CA-000670, pending in the Circuit Court in Lee County, Florida.

DATED this 02/05/2025

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
LEE COUNTY, FLORIDA
(SEAL) BY: N. Watson
Deputy Clerk

MANLEY DEAS KOCHALSKI LLC
P. O. Box 165028
Columbus, OH 43216-5028
AMPS@manleydeas.com
RNOS
23-016460_MM2
February 14, 21, 2025 25-00582L

FIRST INSERTION

CLERK'S 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.: 2024-CA-005396
Honorable Judge: Kyle, Keith R
PLANET MANAGEMENT GROUP, LLC
Plaintiff, vs.

11099 SEA TROPIC ASSETS, LLC; JOHN SCIASCIA, INDIVIDUALLY AND AS SOLE MEMBER OF 11099 SEA TROPIC ASSETS, LLC; COCO BAY COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 6, 2025, in the above-styled cause, I Kevin Karnes, Clerk of the Circuit Court of Lee County, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com at 9:00 A.M. on July 10, 2025, the following described property:

LOT 38, COCO BAY, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 44 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Tax Id: 06-46-24-32-00000.0380

COMMONLY KNOWN AS: 11099 SEA TROPIC LN, FT. 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 this 02/11/2025.

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

WASINGER LAW OFFICE, PLLC
605 E. ROBINSON ST. SUITE 730
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICE:
mattw@wasingerlawoffice.com
February 14, 21, 2025 25-00616L

FIRST INSERTION

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

CASE No. 24-CA-003511

SEATTLE BANK,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNS, CREDITORS AND TRUSTEES OF THE ESTATE OF GLEASON J. MURRAY (DECEASED), ET AL.
DEFENDANT(S).

To: JEAN MURRAY
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2601 Van Buren Parkway, Cape Coral, FL 33993

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

LOTS 29 AND 30, BLOCK 4115, CAPE CORAL SUBDIVISION, UNIT 57, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, 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 Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

Date: 02/05/2025

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

Tromberg, Morris & Partners, PLLC
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441

Our Case #: 24-000215/24-CA-003511 /PHH
February 14, 21, 2025 25-00571L

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
Case No.: 24-CA-7366

**VILLAGE CREEK CONDOMINIUM
ASSOCIATION, INC.**

**Plaintiff, v.
JAMES P. BARRY and UNKNOWN
TENANTS OR OCCUPANTS IN
POSSESSION**

Defendants,
TO: James P. Barry
2835 Winkler Ave., Unit 206
Fort Myers, FL 33916.

YOU ARE HEREBY NOTIFIED
that an action for Lien Foreclosure on
the following described property in
Lee County, Florida:

Condominium Unit No. 203,
Building 2835, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01902.0203
Property address: 2835 Winkler
Ave., Unit 203, Fort Myers, FL
33916

-and-
Condominium Unit No. 206,
Building 2835, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01902.0206
Property address: 2835 Winkler
Ave., Unit 206, Fort Myers, FL
33916

-and-
Condominium Unit No. 207,
Building 2835, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01902.0207
Property address: 2835 Winkler
Ave., Unit 207, Fort Myers, FL
33916

-and-
Condominium Unit No. 214,
Building 2835, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01902.0214
Property address: 2835 Winkler
Ave., Unit 214, Fort Myers, FL
33916

-and-
Condominium Unit No. 306,
Building 2845, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01903.0306
Property address: 2845 Winkler
Ave., Unit 306, Fort Myers, FL
33916

-and-
Condominium Unit No. 319,
Building 2845, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01903.0306
Property address: 2845 Winkler
Ave., Unit 306, Fort Myers, FL
33916

-and-
Condominium Unit No. 401,
Building 2865, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0401
Property address: 2865 Winkler
Ave., Unit 401, Fort Myers, FL
33916

-and-
Condominium Unit No. 402,
Building 2865, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0402
Property address: 2865 Winkler
Ave., Unit 402, Fort Myers, FL
33916

-and-
Condominium Unit No. 407,
Building 2865, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0407
Property address: 2865 Winkler
Ave., Unit 407, Fort Myers, FL
33916

a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01903.0319
Property address: 2845 Winkler
Ave., Unit 319, Fort Myers, FL
33916

-and-
Condominium Unit No. 401,
Building 2865, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0401
Property address: 2865 Winkler
Ave., Unit 401, Fort Myers, FL
33916

-and-
Condominium Unit No. 402,
Building 2865, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0402
Property address: 2865 Winkler
Ave., Unit 402, Fort Myers, FL
33916

-and-
Condominium Unit No. 402,
Building 2865, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0402
Property address: 2865 Winkler
Ave., Unit 402, Fort Myers, FL
33916

-and-
Condominium Unit No. 407,
Building 2865, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0407
Property address: 2865 Winkler
Ave., Unit 407, Fort Myers, FL
33916

-and-
Condominium Unit No. 407,
Building 2865, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0407
Property address: 2865 Winkler
Ave., Unit 407, Fort Myers, FL
33916

No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01904.0407
Property address: 2865 Winkler
Ave., Unit 407, Fort Myers, FL
33916

-and-
Condominium Unit No. 502,
Building 2875, of Village Creek,
a Condominium, according
to the Declaration Thereof,
as Recorded in Clerk's File
No. 2005000192444, and all
amendments thereto, of the Pub-
lic Records of Lee County, Flor-
ida, together with an undivided
interest in the common elements
appurtenant thereto.
Property Identification No.: 31-
44-25-P1-01905.0502
Property address: 2875 Winkler
Ave., Unit 502, Fort Myers, FL
33916

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on Rob-
ert J. Hynds, Esq., the Plaintiff's at-
torney, whose address is 630 S. Or-
ange Ave, Ste 200 Sarasota, Florida
34236, Within 30 days, 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 Count I of the complaint for Lien
Foreclosure.

WITNESS my hand and seal of this
Court on the day of 02/05/2025

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

Robert J. Hynds, Esq.,
the Plaintiff's attorney,
630 S. Orange Ave, Ste 200
Sarasota, Florida 34236
February 14, 21, 2025 25-00570L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
24-CA-001592**

**NATIONSTAR MORTGAGE LLC,
Plaintiff, VS.
OLEN F. STARLING; UNKNOWN
SPOUSE OF OLEN F. STARLING;
UNITED STATES OF
AMERICA- DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT; UNKNOWN
TENANT #1; UNKNOWN
TENANT #2; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS**

Defendant(s).
NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on September 21, 2024 in
Civil Case No. 24-CA-001592, of the
Circuit Court of the TWENTIETH
Judicial Circuit in and for Lee Coun-
ty, Florida, wherein, NATIONSTAR
MORTGAGE LLC is the Plaintiff, and
OLEN F. STARLING; UNKNOWN
SPOUSE OF OLEN F. STARLING;
UNITED STATES OF AMERICA-
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; UN-
KNOWN TENANT #1; UNKNOWN
TENANT #2; ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,

THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PART-
IES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Kevin C.
Karnes will sell to the highest bidder
for cash at www.lee.realforeclose.com
on April 17, 2025 at 09:00:00 AM EST
the following described real property as
set forth in said Final Judgment, to wit:
LOT 77, BLOCK 8, FORT MY-
ERS SHORES, UNIT 1, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 9, PAGE(S)
151 THROUGH 154, 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.

WITNESS my hand and the seal of
the court on 02/11/2025.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2155B
February 14, 21, 2025 25-00619L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
24-CA-001147**

**LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, VS.
LUCIA CARPI; UNKNOWN
TENANT #1 N/K/A KIM CHAREST;
ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS**

Defendant(s).
NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on August 23, 2024 in Civil
Case No. 24-CA-001147, of the Circuit
Court of the TWENTIETH Judicial
Circuit in and for Lee County, Florida,
wherein, LAKEVIEW LOAN SERVIC-
ING, LLC is the Plaintiff, and LUCIA
CARPI; UNKNOWN TENANT #1
N/K/A KIM CHAREST; ANY AND
ALL UNKNOWN PARTIES CLAIM-
ING BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO
ARE NOT KNOWN TO BE DEAD

OR ALIVE, WHETHER SAID UN-
KNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS are Defendants.

The Clerk of the Court, Kevin C.
Karnes will sell to the highest bidder
for cash at www.lee.realforeclose.com
on April 17, 2025 at 09:00:00 AM EST
the following described real property as
set forth in said Final Judgment, to wit:
LOT 10, BLOCK 24, PALMONA
PARK UNIT NO. 1, ACCORD-
ING TO THE PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 7, PAGES 54-55 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.

WITNESS my hand and the seal of
the court on 02/11/2025.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2203B
February 14, 21, 2025 25-00618L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-004816

**TOWLES GARDEN ASSET
LENDER SPV LLC and PRIMA
LUCE ASSET LENDER SPV LLC,
Plaintiffs, v.**

**TOWLES GARDEN LLC;
PRIMA LUCE LLC; ROBERT A.
MACFARLANE; COVE SPV1, LLC;
SYNERGY RENTS, LLC; EASY
SHELL CONSTRUCTION, LLC;
JAXI BUILDERS, INC.; BERKEL &
COMPANY, CONTRACTORS, INC.;
HERON INVESTMENTS, LTD.;
and ALL UNKNOWN PARTIES IN
POSSESSION AND ALL PARTIES
HAVING OR CLAIMING BY,
THROUGH OR AGAINST
BORROWER; and ALL PARTIES
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY DESCRIBED IN THE
COMPLAINT,**

Defendants

NOTICE IS GIVEN that pursuant to
the Final Judgment of Foreclosure en-
tered on the 7th day of January, 2025
and Order Granting Plaintiffs' Amend-
ed Urgent Motion to Reset Foreclosure
Sale for Earliest Available Date entered
on the 7th day of February, 2025, in
Civil Action No. 24-CA-004816, of the
Circuit Court of the Twentieth Judi-
cial Circuit in and for Lee County,
Florida, in which TOWLES GARDEN
LLC, PRIMA LUCE LLC, ROBERT
A. MACFARLANE, COVE SPV1,
LLC, SYNERGY RENTS, LLC, EASY
SHELL CONSTRUCTION, LLC, JAXI
BUILDERS, INC., BERKEL & COM-
PANY, CONTRACTORS, INC., and
HERON INVESTMENTS, LTD. are
the Defendants, and TOWLES GAR-
DEN ASSET LENDER SPV LLC and
PRIMA LUCE ASSET LENDER SPV
LLC are the Plaintiffs, Kevin C. Karnes,
Clerk of Court, Lee County will sell to
the highest and best bidder for cash on
the 13th of March, 2025 at 9:00 a.m. by
electronic sale at www.lee.realforeclose.
com, the following described real prop-

erty in Lee County, Florida:

Prima Luce, LLC Property
Parcel 1
Lots 7 and 8, Block B, DEAN'S
SUBDIVISION, according to
the plat thereof recorded in Plat
Book 4, Page 24, of the Public
Records of Lee County, Florida.

Parcel 2
All those certain submerged
lands lying within the Caloosa-
hatchee River, Lee County, Flor-
ida, and being more particularly
described as follows, to wit:

Beginning at a point on the face
of the seawall located at or near
the northwesterly corner of Lot
7, Block B, Deans Subdivision, as
recorded in the Clerk of Courts
Office for the County of Lee,
State of Florida, in Plat Book 4,
Page 24; thence in a northerly
direction being an extension of
the westerly property line of
said Lot 7 to the Bulkhead Line;
thence along said Bulkhead
Line in an easterly direction,
to a point which would intersect
with the easterly property line of
said Lot 7, extended in a north-
erly direction; thence in a south-
erly direction along said easterly
line extended, to a point on the
aforesaid seawall, located at or
near the northeasterly corner of
said Lot 7; thence in a westerly
direction along said seawall, to
the point of beginning.

AND

All those certain submerged
lands lying within the Caloosa-
hatchee River, Lee County, Flor-
ida, and being more particularly
described as follows, to wit:
Beginning at a point on the face
of the seawall located at or near
the northwesterly corner of Lot
8, Block B, Deans Subdivision, as
recorded in the Clerk of Courts
Office for the County of Lee,
State of Florida, in Plat Book 4,
Page 24; thence in a northerly
direction being an extension of
the westerly property line of

said Lot 8 to the Bulkhead Line;
thence along said Bulkhead
Line in an easterly direction,
to a point which would intersect
with the easterly property line of
said Lot 8, extended in a north-
erly direction; thence in a south-
erly direction along said easterly
line extended, to a point on the
aforesaid seawall, located at or
near the northeasterly corner of
said Lot 8; thence in a westerly
direction along said seawall, to
the point of beginning.

Towles Garden, LLC Property
Parcel 1:
Lots 1, 2, 3 and 4, Block 24, CITY
VIEW PARK NO. 3, according to
the Plat thereof, as recorded in
Plat Book 6, at Page 32, of the
Public Records of Lee County,
Florida; LESS AND EXCEPT
that part of Lot 1, Block 24, CITY
VIEW PARK NO. 3, conveyed to
the City of Fort Myers, a munic-
ipal corporation, by instrument
recorded in Official Records
Book 2955, at Page 2923, of the
Public Records of Lee County,
Florida.

Parcel 2:
Lot 1, THE TOWLES GARDEN
SPOT, according to the Plat
thereof, as recorded in Plat Book
3, at Page 78, of the Public Re-
cords of Lee County, Florida.
LESS THE FOLLOWING DE-
SCRIBED TRACT OR PARCEL:
Beginning at the Northeast cor-
ner of said Lot 1 run S 00 degrees
58'50" E along the East line of
said Lot 1 for 636.39 feet to the
Southeast corner of said Lot 1;
thence run S 88 degrees 47'02"
W along the South line of said
Lot 1 for 54.99 feet; thence run N
16 degrees 37'40" W for 3.81 feet
to a point of curvature; thence
run Northwesterly along the arc
of said curve to the right of radi-
us 1588.50 feet (Chord bearing N
08 degrees 48'15" W) (Chord
432.47 feet) (Delta 15 degrees
38'51") for 433.82 feet to a point

of tangency; thence run N 00
degrees 58'50" W for 52.45 feet;
thence run N 07 degrees 49'24"
W for 152.56 feet to an intersec-
tion with the North line of said
Lot 1; thence run N 88 degrees
46'21" E along said North line
for 133.07 feet to the Point of Be-
ginning. Bearings hereinabove
mentioned are based on the East
line of Lot 1, Towles Subdivision,
as recorded in Plat Book 3, at
Page 78, of the Public Records of
Lee County, Florida to bear S 00
degrees 58'50" E.

As to both Parcels above: TO-
GETHER WITH that portion of
land (that was Franklin Street)
lying adjacent to the above de-
scribed property as closed, vacat-
ed, abandoned and discontinued
as per City of Fort Myers, Florida
Resolution No. 2021-30, record-
ed October 26, 2021 in Instru-
ment Number 2021000352513,
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 ac-
cordance with Florida Statutes, Section
45.031.

Dated this 10 day of February, 2025.
KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: N. Watson
Deputy Clerk

Respectfully submitted,
KLUGER, KAPLAN, SILVERMAN,
KATZEN & LEVINE, P.L.
Counsel for Plaintiffs
Citigroup Center,
27th Floor
201 South Biscayne Blvd.
Miami, Florida 33131
Telephone: (305) 379-9000
Facsimile: (305) 379-3428
By: /s/ Josh M. Rubens
Josh M. Rubens, Esq.
Fla. Bar No. 77603
jrubens@klugerkaplan.com
February 14, 21, 2025 25-00602L

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0214
Division Probate
IN RE: ESTATE OF
BERNARD D. STEVENS
Deceased.**

The administration of the estate of
BERNARD D. STEVENS, deceased,
whose date of death was November 12,
2024, is pending in the Circuit Court
for Lee County, Florida, Probate Div-
ision, the address of which is 2075 Dr.
Martin Luther King Blvd, Fort Myers,
Florida 33901. The names and address-
es 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a

creditor as specified under s. 732.2211,
Florida Statutes.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THIS 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 14, 2025.

Personal Representative:
/s/ Roberta D. Stevens
ROBERTA D. STEVENS
3491 Muscadine Lane
Bonita Springs, Florida 34134
Attorney for Personal Representative:
/s/ Carl E. Westman
CARL E. WESTMAN, Attorney
Florida Bar Number: 0121579
GrayRobinson, P.A.
999 Vanderbilt Beach Road, Suite 612
Naples, Florida 34108
Telephone: (239) 598-3601
Fax: (239) 598-3164
E-Mail:
carl.westman@gray-robinson.com
Secondary E-Mail:
lyndsey.black@gray-robinson.com
#62340314 v1
February 14, 21, 2025 25-00626L

SAVE TIME



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

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Business Observer
FLORIDA'S NEWSPAPER FOR THE G-SUITE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003088
Division: PROBATE
IN RE: ESTATE OF
JOHN ANTHONY BONILLA
Deceased.

The administration of the estate of John Anthony Bonilla, deceased, whose date of death was September 28, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 14, 2025.

Personal Representative:
John Anthony Bonilla Figueroa
5109 Balmer St
Lehigh Acres, Florida 33971
Attorney for Personal Representative:
Alexandra Kane, Attorney
Florida Bar Number: 1039243
Goodwin Law, P.A.
9955 Tamiami Trail North, Suite 4
Naples, Florida 34108
Telephone: (239) 207-3403
E-Mail: alexandra@flestatelaw.com
February 14, 21, 2025 25-00629L

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**

LV20878_V5

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE
COUNTY, FLORIDA
CASE NO.: 24-CA-005584
NATIONSTAR MORTGAGE LLC,
Plaintiff, VS.

**UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF DONALD PARK
ALCORN A/K/A DONALD P.
ALCORN, DECEASED; et al.,
Defendant(s).**

TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other Parties Claiming an Interest by Through Under or Against The Estate Of Donald Park Alcorn A/K/A Donald P. Alcorn, Deceased
Last Known Residence: Unknown
TO: Elizabeth Susan Richardson
Last Known Residence: 4101 Rainbow Drive Fort Myers, FL 33916

YOU ARE NOTIFIED that an action to foreclose a mortgage on the

following property in LEE County, Florida:

LOT 8, UNIT NO. 2 RAINBOW GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, 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.

Dated on 02/12/2025.
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N. Watson
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1184-2350B
Ref# 10539

February 14, 21, 2025 25-00624L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
24-CA-005592

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
INDENTURE TRUSTEE OF THE
AAMES MORTGAGE
INVESTMENT TRUST 2004-1,
Plaintiff, VS.**

**SCOTT HOPPER; LUZ MARY
HOPPER A/K/A LUZ HOPPER
A/K/A LUZ M. HOPPER;
UNKNOWN SPOUSE OF LUZ
MARY HOPPER A/K/A LUZ
HOPPER A/K/A LUZ M. HOPPER;
CADLES OF WEST VIRGINIA LLC;
CITY OF CAPE CORAL, FLORIDA;
ROOFS FOR EVERYONE LLC;
UNKNOWN TENANT #1 N/K/A
JOHN THOMAS; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 10, 2025 in Civil Case No. 24-CA-005592, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2004-1 is the Plaintiff, and SCOTT HOPPER; LUZ MARY HOPPER A/K/A LUZ HOPPER A/K/A LUZ M. HOPPER; UNKNOWN SPOUSE OF LUZ MARY HOPPER A/K/A LUZ HOPPER A/K/A LUZ M. HOPPER;

CADLES OF WEST VIRGINIA LLC; CITY OF CAPE CORAL, FLORIDA; ROOFS FOR EVERYONE LLC; UNKNOWN TENANT #1 N/K/A JOHN THOMAS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on March 13, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT(S) 21 AND 22, BLOCK 1987, UNIT 28, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 101 THROUGH 111, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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

WITNESS my hand and the seal of the court on 02/11/2025.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-16288B

February 14, 21, 2025 25-00617L

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**

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

**CASE NO.: 36-2024-CA-005363
WILMINGTON SAVINGS
FUND SOCIETY, FSB, NOT
INDIVIDUALLY BUT SOLELY
AS TRUSTEE FOR FINANCE
OF AMERICA STRUCTURED
SECURITIES ACQUISITION
TRUST 2019-HB1,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST, RICHARD PRIGGE,
DECEASED, et al,
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 10, 2025, and entered in Case No. 36-2024-CA-005363 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Richard Prigge, deceased; Allen Bonder, as Personal Representative of the Estate of Richard Prigge, deceased; United States of America Acting through Secretary of Housing and Urban Development; Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An

Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants 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 27 day of March, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, DESCRIBED AS FOLLOWS:

LOT 11, BLOCK 11, UNIT 3, LEHIGH ESTATES, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 26 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 83, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 2441 HERB AVENUE S LEHIGH ACRES FL 33973

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 02/10/2025

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
-24-012367
February 14, 21, 2025 25-00606L

FIRST INSERTION

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

**CASE NO. 24-CA-005615
WILMINGTON SAVINGS
FUND SOCIETY, FSB, NOT
INDIVIDUALLY BUT SOLELY
AS TRUSTEE FOR FINANCE OF
AMERICA STRUCTURED
SECURITIES ACQUISITION
TRUST 2019-HB1,
Plaintiff, vs.
ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF LAWRENCE W.
PETERSON, DECEASED; UNITED
STATES OF AMERICA, ACTING
ON BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; MV REALTY
PBC, LLC; MAGNA ROOFING
LLC; UNKNOWN PERSON(S)
IN POSSESSION OF THE
SUBJECT PROPERTY; WILLIAM
E. PETERSON; LAWRENCE E.
PETERSON,
Defendant(s)**

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LAWRENCE W. PETERSON, DECEASED
(LAST KNOWN ADDRESS)
612 SW 51ST TERRACE
CAPE CORAL, FLORIDA 33914

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

LOTS 21 AND 22, BLOCK 4540, UNIT 44, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 21, PAGES 113 TO 121, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 612 SW 51ST TERRACE, CAPE CORAL, FLORIDA 33914

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this 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, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of 02/06/2025

KEVIN C. KARNES
As Clerk of the 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
24-00930 CLNK
February 14, 21, 2025 25-00594L

FIRST INSERTION

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

**CASE NO.: 24-CA-007477
KELLY GREENS TERRACE
CONDOMINIUM I ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, v.**

**DORDE NOSOVIC AND
UNKNOWN TENANT,
Defendant(s).**

TO: Dorde Nosovic
4455 N. Newcastle Ave
Harwood Heigh, Illinois 60706.
Unknown Tenant
12661 Kelly Sands Way #106
Fort Myers, FL 33908

YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in Lee County, Florida:

Unit No. 106 Building 1 of KELLY GREEN TERRACE CONDOMINIUM I, a Condominium, according to the Declaration of Condominium recorded Official Records Book 2013 Page 3939 of the Public Records of Lee County, Florida and all amendments thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose address is KAYE BENDER REMBAUM, P.L., 1200 Park Central Boulevard South, Pompano Beach, FL 33064, within thirty (30) days after the first publication 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 or Petition.

WITNESS my hand and the seal of this Court on 02/12/2025.

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

KAYE BENDER REMBAUM, P.L.,
1200 Park Central Boulevard South,
Pompano Beach, FL 33064
Telephone (954) 928-0680
February 14, 21, 2025 25-00627L

FIRST INSERTION

**NOTICE OF ACTION OF JOINT
PETITION FOR ADOPTION OF
ADULT BY STEPPARENT**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA

**FAMILY DIVISION
CASE NO.: 24-DR-6599
IN THE MATTER OF THE
ADOPTION OF:
DYLAN WAYNE HAMEETMAN
Adoptee.**

TO: JENNA NEWCOMER
83 Frank Boulevard
Akron, Ohio 44313
Physical Description: Age: 41; Race: Caucasian; Hair Color: Brown; Height: 5'7"; Date of Birth: January 9, 1984

YOU ARE NOTIFIED that an action for Joint Petition for Adoption of Adult by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner, HEATHER HAMEETMAN, to Jacob L. Barrett, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before March 24, 2025 and file the original with the Clerk of this Court at 1700 Monroe Street Fort Myers, Florida 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.

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.

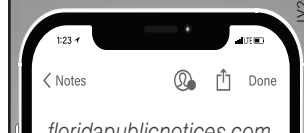
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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: 02/10/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
Deputy Clerk
Feb. 14, 21, 28; Mar. 7, 2025

25-00628L

CHECK OUT YOUR LEGAL NOTICES



PUBLISH YOUR LEGAL NOTICE

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

or email
legal@businessobserverfl.com

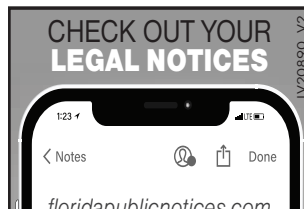
FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

LV20878_V8

SAVE TIME

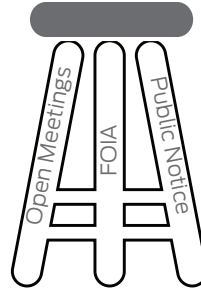
E-mail your Legal Notice
legal@businessobserverfl.com

LV10237



Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

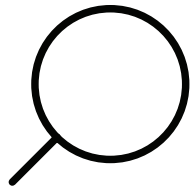


Citizens continue to learn about vital civic matters from newspaper notices.

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

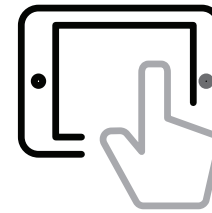
Verifying publication is difficult-to-impossible on the web.

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



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

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

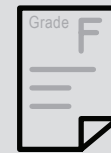


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

1072 - FRANCO, DAYANA; 1080 - Glee, Naomi; 1128 - Young, Sharaya; 2014 - Hawthorne, Janet; 2097 - Buron, Stephenie; 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 - Emar, Monika; 3052 - Bosman, Ashley; 3079 - Jean-Joseph, Amandaluise; 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.storagetreasures.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

SECOND 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

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.storagetreasures.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.storagetreasures.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.storagetreasures.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.storagetreasures.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.storagetreasures.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 - Rouzard, Dave; E048 - samedifede, Jordline; E052 - Gigantiello, Maegan; F056 - Olibo, Jerry; G017 - Nicholas, Nelson; G021 - stenftenagel, edward; H041 - Gloster, Christopher; H061 - CLARK, SABRINA; H073 - Buchanon, Geoshimene

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

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

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.storagetreasures.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

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 N Tamiami Trail, North Fort Myers, FL 33903, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

SECOND 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

SECOND 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

Business Observer

SAVE TIME

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

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
Legals.Business ObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

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

Business Observer

PUBLISH YOUR LEGAL NOTICE

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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-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

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-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

SECOND 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:
jriviera@hnh-law.com
February 7, 14, 2025 25-00479L

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-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

SECOND 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.

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

SECOND 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.

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.

Donald P. Hann
Personal Representative
403 3rd Street, NE,
Reform, Alabama 35481
/s/ Brandon J. Pratt
Brandon J. Pratt, Esq.
(bpratt@floridatrustlaw.com)
Florida Bar No. 10745
Zander J. Retamar, Esq.
(zander@floridatrustlaw.com)
Florida Bar No.: 010745
HUTH, PRATT & MILHAUSER
Attorneys for Personal Representative
2500 North Military Trail, Suite 460
Boca Raton, Florida 33431
Telephone: (561) 392-1800
Facsimile: (561) 392-3535
February 7, 14, 2025 25-00508L

SECOND 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.

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.kyle@gskattorneys.com
01034320.DOC/1
February 7, 14, 2025 25-00475L

SECOND INSERTION

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

EYDE G. WILLIAMS
2367 Lincoln Drive,
Cicero, Indiana 46034
Respectfully Submitted,
BLUE LINE LAW FIRM, PLLC
By: /s/ Kevin Drummond
(FBN 1002238)
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

SECOND 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
(FBN 1002238)
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

SECOND 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

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 Giving Notice:
Jane Victoria Wiener
2256 Bahama Avenue
Fort Myers, Florida 33905
Attorney for Person Giving Notice
Douglas A. Dodson, II, Attorney
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
February 7, 14, 2025 25-00506L

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
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

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 Giving Notice:
Jane Victoria Wiener
2256 Bahama Avenue
Fort Myers, Florida 33905
Attorney for Person Giving Notice
Douglas A. Dodson, II, Attorney
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
February 7, 14, 2025 25-00506L



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.

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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 POSSES-
SION 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

SECOND 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

SECOND 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

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.: 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

SECOND 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 RUP-
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

SECOND 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 ease-
ment, 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
February 7, 14, 2025 25-00467L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-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) By: 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

SECOND 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.
Clerk of the Circuit Court
Kevin C. Karnes
(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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 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 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

SECOND 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 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 31st day of January, 2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: K. Harris
Deputy Clerk

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

SECOND 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.

The Southernly Ninety (90) feet of Lots 31 and 32, Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, Public Records of Lee County, Florida, Folio ID: 10252904. The 3026 Property is more particularly described as follows: Lots 3, 4, 5 and 6, Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, less the 20 feet on the Northerly side adjacent to Anderson Avenue, Public Records of Lee County, Florida, Folio ID: 10252905. The 3003 Property is more particularly described as follows: Lots 1 and 2 and the Northerly Ten (10) feet of Lots 31 and 32, all in Block 4, LINCOLN PARK,

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.

SECOND INSERTION

YOU ARE NOTIFIED that an action for seeking to quiet title relating to property in Lee County, Florida described as follows:

The Southerly Ninety (90) feet of Lots 31 and 32, Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, Public Records of Lee County, Florida, Folio ID: 10252904.

The 3026 Property is more particularly described as follows: Lots 3, 4, 5 and 6, Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, less the 20 feet on the Northerly side adjacent to Anderson Avenue, Public Records of Lee County, Florida, Folio ID: 10252905.

The 3003 Property is more particularly described as follows: Lots 1 and 2 and the Northerly Ten (10) feet of Lots 31 and 32, all in Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, Public Records of Lee County, Florida, Folio ID: 10252918.

SECOND 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

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.

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

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 Egbert 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' 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

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
IV2025FB_V5

--- TAX DEEDS / ESTATE ---

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

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

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.

SECOND INSERTION
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.

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: 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: laurencarman@gskattorneys.com
01000121.DOC/2
February 7, 14, 2025 25-00471L

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
rmrobinson@gmail.com
SPN#00238274; FBN348971
February 7, 14, 2025 25-00473L

ALL 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

--- ESTATE ---

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-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

SECOND 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

SECOND 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:
mekaa@nikkiurilaw.com
February 7, 14, 2025 25-00496L

SECOND 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@kylelaw.com
01035501.DOC/1
February 7, 14, 2025 25-00502L

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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,

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

SECOND 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

--- TAX DEEDS / PUBLIC SALES / ESTATE ---

SECOND 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

SECOND 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 Vaughn 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

SECOND 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.storage-treasures.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

SECOND 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.real-taxdeed.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

SECOND 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.real-taxdeed.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

SECOND 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 RE-PLAT 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.real-taxdeed.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

SECOND 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.real-taxdeed.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

SECOND 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

SECOND 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.real-taxdeed.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

SECOND 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.real-taxdeed.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

SECOND 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 01-44-27-02-00040.0050
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.real-taxdeed.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

SECOND 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 Messingale, 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

SECOND 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.real-taxdeed.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

SECOND 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.real-taxdeed.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

SECOND 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 40 DB 259 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.real-taxdeed.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

SECOND 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

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
CIVIL ACTION
CASE NO.: 24-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 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.real-taxdeed.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

SECOND 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.real-taxdeed.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

SECOND 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

SECOND 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.real-taxdeed.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

SECOND 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 RACTIANO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 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, NY 10312
/s/ Hung V. Nguyen
HUNG V. NGUYEN, ESQ.
Florida Bar Number 597260
THE NGUYEN LAW FIRM
Attorneys for the Co-Personal Representatives
2020 Ponce de Leon Blvd., Ste 1105-B
Coral Gables, FL 33134
Phone: (786) 600-2530
Fax: (844) 838-5197
E-mail: Hung@nguyenlawfirm.net
February 7, 14, 2025 25-00480L

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Business Observer

--- TAX DEEDS / ACTIONS ---

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

FOURTH 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.

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.

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-0058
IN RE: THE MARRIAGE OF FREDERICK J. GOGEL IV., Petitioner, and JENNY MAE GOGEL, Respondent.

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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

SECOND 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.

THIRD 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.

FOURTH 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

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.

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Business Observer
FEBRUARY 14, 2025

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.