

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 50 Shades of Lingerie located at 11261 Venetian Lagoon Dr in the City of Fort Myers, Lee County, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of February, 2025.
Kym R. Pundt
February 21, 2025 25-00710L

FIRST INSERTION
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF APPLICATION
The Department announces receipt of an environmental resource permit application (File No. MMR_134874-015) from Florida Rock Industries, to construct haul road for access to the property in Lee County. The proposed project includes approximately 0.15-acres of wetland impacts. The site is located to the east of Alico road, approximately 3 miles. Sections 2 and 3, Township 46 South, Range 26 East. The Project is within the watershed of the Manatee River, Class III waters. Lee County.
The application is being processed and is available at: <https://depdms.dep.state.fl.us:443/Oculus/servlet/sheII?command=getEntity&guid=26.114343.1> and [profile=Permitting_Authorization], or by contacting the Department at MiningAndMitigation@dep.state.fl.us, (850)245-7569. Any comments or objections should be filed in writing with the Department at this address. Comments or objections should be submitted as soon as possible to ensure that there is adequate time for them to be considered in the Department decision on the application.
February 21, 2025 25-00690L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wandering Violet Floral Co, located at 11100 Orange River Blvd, in the City of Fort Myers, County of Lee, State of FL, 33905, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 14 of February, 2025.
Nicole Anne Zaiss
11100 Orange River Blvd
Fort Myers, FL 33905
February 21, 2025 25-00709L

FIRST INSERTION
PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE MARCH 24, 2025
NEW AGAIN AUTO SERVICE
4214 FOWLER ST
2014 MITS 4A4AP4AUXEE001023 \$5,222.71
EURO TECH AUTO SERVICE
17081 CAM CT STE 1
2013 JAGU SAJWA2GB3DLV42287 \$4,597.38
February 21, 2025 25-00708L

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 Eleete Coverage, LLC located at 17296 Hidden Estates Cir in the City of Ft. Myers, Lee County, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of February, 2025.
Mark D. Leete
February 21, 2025 25-00711L

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 FAMILY BUSINESS ALTERATIONS : Located at 4870 WEST DR : Lee County in the City of FORT MYERS : Florida, 33907-1123 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at FORT MYERS Florida, this February day of 13, 2025
WETTTLER WILLIAM
February 21, 2024 25-00693L

FIRST INSERTION
Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date March 14th, 2025 @ 10:00 AM at each individual repair facility. 39987 2016 Toyota VIN#: 5YFBURHEIGP413644 Repair Facility: Autonation Collision Center Fort Myers 4400 Evans Ave Fort Myers 239-938-3170 Lien Amt \$7,691
February 21, 2025 25-00689L

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Intensive Care Consortium, Inc., One Park Plaza, Nashville, TN 37203, desiring to engage in business under the fictitious name of ICC at HCA Florida Lehigh Hospital, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
February 21, 2025 25-00691L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Eugene Immediato will engage in business under the fictitious name GINO'S CHEESECAKERY, with a physical address 1204 SE 17TH STREET CAPE CORAL, FL 33990, with a mailing address 1204 SE 17TH STREET CAPE CORAL, FL 33990, and already registered the name mentioned above with the Florida Department of State, Division of Corporations
February 21, 2025 25-00727L

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 Noble Locksmith Ft. Myers located at 4420 Santa Barbara Blvd #204, in the County of Lee, in the City of Cape Coral, Florida 33914 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Cape Coral, Florida, this 18th day of February, 2025.
JIM'S LOCKSMITH GULF COAST LLC
February 21, 2025 25-00726L

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 3/7/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to FS. 715.109. 1977 GLEK HS FL-FL2A734790576 & FLFL2B734790576 . Last Tenants: JOSEPH RAY OVERMAN AND DOMINGO GONZALEZ and all unknown parties beneficiaries heirs .Sale to be at MHC BUCCANEER ESTATES LLC, 2210 N TAMAMI TRAIL NE, N FT MYERS, FL 33917. 813-241-8269.
February 21, 28, 2025 25-00725L

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002822
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: 21-016802
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 7 BLK 41 PB 18 PG 77 LOT 3 Strap Number 22-45-27-07-00041.0030
Names in which assessed: ERLE W PASOLD
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00656L

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002869
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: 21-460 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 1 PB 18 PG 89 LOTS 15 + 16 Strap Number 24-45-27-01-00001.0150
Names in which assessed: HOA NGOC LAM
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00667L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002847
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: 21-383 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 18 PB 20 PG 29 LOT 9 Strap Number 23-45-27-09-00018.0090
Names in which assessed: TARPON IV, LLC
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00666L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002866
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: 21-117 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 25 PB 18 PG 75 LOT 10 Strap Number 22-45-27-05-00025.0100
Names in which assessed: OXYGEN BUILDERS 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00665L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002838
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: 21-018320 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 7 BLK 40 PB 18 PG 145 LOT 11 Strap Number 36-45-27-07-00040.0110
Names in which assessed: DAVID FINNEGAN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00662L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002832
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: 21-016931 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 14 BLK 88 PB 18 PG 86 LOT 11 Strap Number 22-45-27-14-00088.0110
Names in which assessed: BACH PHAN, QUYEN LUU
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00657L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002853
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: 22-423 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 32 PB 18 PG 144 LOT 12 Strap Number 36-45-27-06-00032.0120
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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00678L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002816
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: 12-36 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 43 BLK 3011 PB 17 PG 52 LOTS 29 + 30 Strap Number 27-43-23-C4-03011.0290
Names in which assessed: ELIZABETH HEERY
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00630L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002834
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 19-020075 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 11 BLK 62 PB 18 PG 117 LOT 7 Strap Number 25-45-27-11-00062.0070
Names in which assessed: ANNE ROGERS
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00642L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002830
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 19-019263 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 10 BLK 56 PB 18 PG 80 LOT 5 Strap Number 22-45-27-10-00056.0050
Names in which assessed: HELEN WALKER HAMLIN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00641L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002883
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: 13-625 Year of Issuance 2022 Description of Property LEHIGH ACRES REPLAT SEC 1 BLK 19 PB 26 PG 169 LOT 12 Strap Number 01-45-26-02-00019.0120
Names in which assessed: LLOYD S NICHOLSON
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 21, 28; Mar. 7, 14, 2025 25-00633L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002159
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: 22-107 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 30 PB 18 PG 129 LOT 15 Strap Number 27-45-27-06-00030.0150
Names in which assessed: PATRICIA B FREY
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 13, 20, 27, 2024; Jan. 3; Feb. 21, 2025 25-00683L

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002804
 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: 14-133 Year of Issuance 2022 Description of Property LEHIGH ESTATES UNIT 5 BLK.25 PB 15 PG 85 LOT 1 Strap Number 04-45-26-05-00025.0010
 Names in which assessed: ARMIN S WAGNER, MARY I WAGNER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00634L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002833
 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: 20-023094 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 2 BLK 10 PB 20 PG 22 LOT 49 Strap Number 23-45-27-02-00010.0490
 Names in which assessed: AUDREY A MCLEARY, AUDREY CHAMBERS, LINTON R MCLEARY
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00647L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002827
 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: 21-016449 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 1 BLK 3 PB 18 PG 54 LOT 5 Strap Number 21-45-27-01-00003.0050
 Names in which assessed: FRANCISCA S GREENING, FRANCISCA SOMERA GREENING
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00653L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002836
 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: 21-017547 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 15 BLK 85 PB 18 PG 121 LOT 6 Strap Number 25-45-27-15-00085.0060
 Names in which assessed: RAIMOND A GHALI-CLEMENT, RAIMOND ALLAL GHALI-CLEMENT
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00659L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002881
 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: 20-005338 Year of Issuance 2020 Description of Property LEHIGH ACRES REPLTTR J BLK 122 PB 26 PG 107 LOT 15 Strap Number 12-44-26-07-00122.0150
 Names in which assessed: AMERICAN ESTATE AND TRUST
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00644L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002817
 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: 20-021447 Year of Issuance 2020 Description of Property LEHIGH ACRES UNIT 15 BLK 77 PB 18 PG 33 LOT 18 Strap Number 13-45-27-15-00077.0180
 Names in which assessed: DOROTHY D BLANK, RUSSELL N BLANK
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00646L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002885
 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: 15-766 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 54 BLK 318 PB 27 PG 77 LOT 2 Strap Number 06-44-27-19-00318.0020
 Names in which assessed: ALEXANDER P LAROCHE, JORDAN A LAROCHE, KASSIDY LAROCHE, REJANE T LAROCHE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00635L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002888
 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: 16-117 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 20 BLK 118 PB 27 PG 32 LOT 8 Strap Number 09-44-27-09-00118.0080
 Names in which assessed: LYNNE T COLALUCA TRUST, LYNNE T COLALUCA REVOCABLE TRUST DATED SEPTEMBER 12, 2012
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00636L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002810
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-845 Year of Issuance 2022 Description of Property TWINLAKE ESTATES UNIT 11 BLK 45 PB 15 PG 217 LOT 18 Strap Number 03-45-27-11-00045.0180
 Names in which assessed: CARMEN MARIA DEI MURILLO, COLL & ASSOCIATES LLC, COLL & ASSOCIATES LLC, WILMER MURILLO
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00638L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002854
 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: 22-538 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 85 PB 28 PG 72 LOT 15 Strap Number 36-45-27-14-00085.0150
 Names in which assessed: ECO HOME COMPANY LLC, THE ECO HOME COMPANY LLC, THE ECO HOME COMPANY, 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00679L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002791
 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: 12-745 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK.66 PB 15 PG 77 LOT 11 Strap Number 27-44-26-06-00066.0110
 Names in which assessed: ERIC ROSS, HELEN BURCH, JOHN POULERIS, MARIE A MCDONALD, STEPHEN L POULERIS, TERESA POULERIS, WILLIAM POULERIS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00631L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002863
 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: 20-956 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 49 PB 18 PG 62 LOT 8 Strap Number 21-45-27-09-00049.0080
 Names in which assessed: MARIANNE BAUD ESTATE, THE SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI (WRASASMITA) LORENZ LIVING TRUST DATED AUG. 21, 2008
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00651L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002088
 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: 11-682 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK.23 PB 15 PG 62 LOT 12 Strap Number 13-44-26-03-00023.0120
 Names in which assessed: AL R CARLSON, CHARLOTTE M CARLSON TRUST, GINO L PALMIERI 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 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 13, 20, 27, 2024; Jan. 3; Feb. 21, 2025
 25-00682L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002087
 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: 11-655 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 9 PB 15 PG 62 LOT 8 Strap Number 13-44-26-01-00009.0080
 Names in which assessed: BEULAH L KEENAN, C W KEENAN, C WARREN KEENAN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Dec. 13, 20, 27, 2024; Jan. 3; Feb. 21, 2025
 25-00681L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002880
 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: 22-540 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 86 PB 28 PG 72 LOT 2 Strap Number 36-45-27-14-00086.0020
 Names in which assessed: MSS INVESTMENTS I, LLC, THE ECO HOME COMPANY 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00680L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002874
 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: 22-138 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 47 PB 18 PG 131 LOT 2 Strap Number 27-45-27-09-00047.0020
 Names in which assessed: EDDIE NAKHUDA, MERLE B NAKHUDA, MERLE NAKHUDA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00673L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002865
 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: 21-116 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 25 PB 18 PG 75 LOT 3 Strap Number 22-45-27-05-00025.0030
 Names in which assessed: ANGEL HANDS HEALTHCARE PLLC, ANGEL HANDS HEALTHCARE, PLLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00664L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002839
 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: 21-018423 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 13 BLK 80 PB 28 PG 71 LOT 10 Strap Number 36-45-27-13-00080.0100
 Names in which assessed: AMERICAN ESTATE AND TRUST, DAPHNE M RUSSELL, HAROLD P RUSSELL
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00663L

PUBLISH YOUR LEGAL NOTICE

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

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

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-0363
IN RE: ESTATE OF DIANA J. OWENS, Deceased.

The administration of the Estate of DIANA J. OWENS, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The 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 21, 2025.

The Personal Representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

Personal Representative:
ROBERT W. OWENS
c/o Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
Attorney for Personal Representative:
MARY BETH CRAWFORD, ESQ.
Florida Bar No. 0115754
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
8738057.1.docx 2/14/2025
February 21, 28, 2025 25-00716L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-003824
Division Probate
IN RE: ESTATE OF JOSEPH R. WHITE A/K/A JOSEPH RUSSELL WHITE Deceased.

The administration of the estate of Joseph R. White a/k/a Joseph Russell White, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 21, 2025.

Personal Representative:
Jolene White
10619 Brittany Ave.
Huntley, Illinois 60142

Attorney for Personal Representative:
Alina Gonzalez-Dockery, Esq.
Attorney for Personal Representative
Florida Bar Number: 94099
LIFE LAW PLANNING
5237 Summerlin Commons Blvd.,
Ste 109
Fort Myers, Florida 33907
Telephone: (239) 789-2533
Fax: (239) 790-5088
E-Mail: alina@lifelawplanning.com
Secondary E-Mail:
srvice@lawspart.com
February 21, 28, 2025 25-00717L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003859
Division Probate
IN RE: ESTATE OF MARIANNE THRIFT Deceased.

The administration of the estate of MARIANNE THRIFT, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Probate Court, 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.

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 21, 2025.

Personal Representative:
/s/ Trevor Thrift
Trevor Thrift
2346 S. Zephyr Way
Lakewood 80227

Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
February 21, 28, 2025 25-00718L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File Number: 25-CP-000174
Division: P(5)
IN RE: ESTATE OF SHARON LYNN YOUNG Deceased

The administration of the Estate of SHARON LYNN YOUNG, deceased, File Number 25-CP-000174, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Fort Myers, Florida 33902. The Estate is Intestate. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES 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 DEATH IS BARRED.

The date of first publication of this notice is February 21, 2025.

Personal Representative:
W JOHN PEMBROKE
13881 Willow Haven Court
Fort Myers, Florida 33905
(239) 989-1197

Attorney for Personal Representative:
ROBERT D. SCHWARTZ, ESQ.
Florida Bar No. 028525
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone: (561) 736-3440
E-mail: robert@schwartzpa.com
February 21, 28, 2025 25-00701L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003868
Division Probate
IN RE: ESTATE OF HECTOR LUIS MEJIA Deceased.

The administration of the estate of Hector Luis Mejia, deceased, whose date of death was May 11, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 21, 2025.

Personal Representative:
Hector Rafael Mejia
631 SE 1st Street
Cape Coral, Florida 33990

Attorney for Personal Representative:
Robert P. Henderson, Esquire
Florida Bar No. 147256
THE LAW OFFICE OF ROBERT P. HENDERSON
3403 Hancock Bridge Parkway, Suite 1
North Fort Myers, Florida 33903
Telephone: (239) 332-3366
E-Mail:
r.page@roberthendersonlaw.com
February 21, 28, 2025 25-00696L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000378
Division: Probate
IN RE: ESTATE OF PAMELA BERTOLET MEEKS, Deceased.

The administration of the estate of Pamela Bertolet Meeks, deceased, whose date of death was January 27, 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. 732.2211,

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 21, 2025.

Personal Representative:
Casie Tarpley
2126 W. Tobago Cir.
Fort Myers, FL 33905

Attorney for Personal Representative:
Joe C. Cuffel
Attorney for Personal Representative
Florida Bar Number: 1019964
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
lowellschoenfeld@gskattorneys.com
Sec. E-Mail:
bethmikovits@gskattorneys.com
01042044.DOC/1
February 21, 28, 2025 25-00704L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-196
Division Probate
IN RE: ESTATE OF SUSAN M. BRADY A/K/A SUSAN MARY BRADY Deceased.

The administration of the estate of Susan M. Brady a/k/a Susan Mary Brady, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:
Mary Ann Simensen
PO Box 600250
St. Thomas, VI 00801

Attorney for Personal Representative:
/s/Heidi M. Brown
Heidi M. Brown, Attorney
Florida Bar Number: 48692
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: heidib@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
February 21, 28, 2025 25-00700L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-95
IN RE: ESTATE OF LEONARD R. HUMMEL, Deceased.

The administration of the estate of Leonard R. Hummel, deceased, whose date of death was February 17, 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 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 21, 2025.

Co-Personal Representatives:
Valerie Vandrew
c/o Sean M. Burke, Esq.
McQuaide Blasko
601 Hawthorne Drive, Suite 2A
Holidaysburg, Pennsylvania 16648

Dane Sager
c/o Sean M. Burke, Esq.
McQuaide Blasko
601 Hawthorne Drive, Suite 2A
Holidaysburg, Pennsylvania 16648

Attorney for Co-Personal Representatives:
ELDER & ESTATE PLANNING ATTORNEYS PA
Attorneys for Petitioners
480 Maplewood Drive
Suite 3
Jupiter, FL 33458
Telephone: (561) 694-7827
Fax: (561) 745-6460
Eservice Email:
eepapa@elderlawyersfl.com
Secondary Email:
anne@elderlawyersfl.com
tracy@elderlawyersfl.com
nramsey@elderlawyersfl.com
By: /s/ N. Ramsey Barcik
Anné Desormier-Cartwright
Florida Bar No. 457582
N Ramsey Barcik
Florida Bar No 1040692
February 21, 28, 2025 25-00697L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000424
Division Probate
IN RE: ESTATE OF KATHRYN LENORE KUDER Deceased.

The administration of the estate of Kathryn Lenore Kuder, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:
Kelly Grundhauser
6424 Hedgecroft Ave. S.
Cottage Grove, MN 55016

Attorney for Personal Representative:
Eviana J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
February 21, 28, 2025 25-00705L

--- ESTATE ---

FIRST INSERTION

NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA,
PROBATE ACTION
22-CP-000465

IN RE: The Estate of Maud Anglin Jackson
Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$4,919.00 are being held for Maxine Scott in the registry of the court, deposited per order dated 01/23/2025, IN RE: The Estate of Maud Anglin Jackson, deceased.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.
Dated: February 17, 2025

KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Chrystle Russo
Deputy Clerk
Feb. 21; Mar. 21, 2025 25-00715L

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-003716
IN RE: ESTATE OF
BARRY HOWARD FRIEDMAN,
Deceased.

The administration of the Estate of Barry Howard Friedman, deceased, whose date of death was June 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. 732.221, 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 21, 2025.

Personal Representative
Signed by: Marsha Friedman
Marsha Lee Friedman
6009 Clam Bayou Lane
Sanibel, Florida 33957
Attorney for Personal Representative:
/s/ Lisa Curia George
Lisa Curia George, Attorney
Florida Bar Number: 1033829
Hagen Law Firm
5290 Summerlin Commons Way,
Suite 1003
Fort Myers, FL 33907
Telephone: (239) 275-0808
Fax: (239) 275-3313
E-Mail: lisa@mikehagen.com
Secondary E-Mail:
michelle@mikehagen.com
February 21, 28, 2025 25-00724L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO. 24-CP-3405
IN RE: THE ESTATE OF
ZELDA PARKER,
Deceased.

The administration of the estate of ZELDA PARKER, deceased, whose date of death was July 1, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and 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 21, 2025.

/s/ Lenecia K. Kitchen
Lenecia K. Kitchen
Personal Representative
c/o Guy Spiegelman, Esquire
19 West Flagler Street, Suite 912
Miami, Florida 33130

/s/ Guy Spiegelman
Guy Spiegelman, Esquire
Florida Bar No. 169689
Attorney for the Petitioner
ggs@spiegelmanlaw.com
19 West Flagler Street, Suite 912
Miami, Florida 33130
(305) 373-6634
February 21, 28, 2025 25-00730L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000309
IN RE: ESTATE OF
BETHANIA BERNARDINO MALAGON

The administration of the estate of BETHANIA BERNARDINO MALAGON, deceased, whose date of death was July 5, 2024; File Number 25-CP-000309, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 21, 2025.

AGUSTIN ARMANDO MALAGON
Personal Representative
140 Martingale Way
Maryville, TN 37801

Derek B. Alvarez, Esquire -
FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928
WCM@GendersAlvarez.com
GENDERS ALVAREZ DIECIDUE,
P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
February 21, 28, 2025 25-00719L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA
PROBATE DIVISION
LEE COUNTY, FLORIDA
File No: 25-CP-401
Division: Probate
IN RE: THE ESTATE OF
DANIEL LEE PENWELL,
Deceased.

The Estate of DANIEL LEE PENWELL, deceased, whose date of death was November 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-401, which address is: Lee County Justice Center, 1st Floor, 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. The date of first publication of

this notice is February 21, 2025.
All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

A personal representative or curator has no duty to discover whether any property held at the time of the de-

cedent'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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
Lori Balyo
9595 Bunnell Hill Road
Centerville, OH 45458
Attorney for Personal Representative:
Jennifer M. Neilson
Florida Bar No. 54986
NEILSON LAW, P.A.
829 SE 47th Terrace
Cape Coral, Florida 33904
Office: (239) 443-3866
Email: jn@nlaw.us
February 21, 28, 2025 25-00733L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000374
Division: Probate
IN RE: ESTATE OF
JERRY P. THORNTON,
Deceased

The administration of the Estate of Jerry P. Thornton, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 21, 2025

Personal Representative:
Rita Thornton
5119 North Meade Avenue
Chicago, IL 60630
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@kylegskattorneys.com
01037771.DOC/1
February 21, 28, 2025 25-00736L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case#: 25-CP-477
IN RE: ESTATE OF:
DWAYNE ALLEN WILDHAGEN
Deceased

The administration of the estate of DWAYNE ALLEN WILDHAGEN, deceased, whose date of death was May 28, 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 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 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 21, 2025

Personal Representative:
/s/ Rodney Wildhagen
Rodney Wildhagen
1641 Domain Loop SE
Rio Rancho, NM 87124
Attorney for Personal Representative:
/s/ Alexis A. Sitka, P.A. .
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
February 21, 28, 2025 25-00734L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-515
Division Probate
IN RE: ESTATE OF
CARL EDWARD TEMPLE
Deceased.

The administration of the estate of Carl Edward Temple, deceased, whose date of death was January 9, 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. 732.2211, 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 21, 2025.

Personal Representative:
Ryan John Temple
722 W. Cleveland Ln.
Lehigh Acres, Florida 33936
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
February 21, 28, 2025 25-00732L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-472 Division Probate
IN RE: ESTATE OF
JANICE FAY ALDERSON
Deceased.

The administration of the estate of Janice Fay Alderson, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:
Beverly Mae Dyess
1162 Durden Pkwy
Cape Coral, Florida 33909-6121
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
February 21, 28, 2025 25-00723L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0409
Division: Probate
IN RE: ESTATE OF
MARIAN E. P. THURLOW
Deceased.

The administration of the estate of Marian E. P. Thurlow, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 21, 2025.

Personal Representative:
Jeffrey G. Cory
15010 Shell Point Blvd.
Fort Myers, Florida 33908
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 21, 28, 2025 25-00731L



How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 24-CA-000755
Division: Civil
Judge Michael T. McHugh
PNC Bank, National Association
Plaintiff, vs.
Marcelle Balcerzak, et al.
Defendants.

Notice is hereby given that on March 13, 2025 at 9:00 AM, the below named Clerk of Court will offer by electronic sale at www.lee.realforeclose.com the following described real property:

The following described land

situated in County of Lee, State of Florida, to-wit:
Lot 399, Hampton Lakes at River Hall, Phase One, according to the plat thereof, as recorded as Instrument Number 2005000153004, of the Public Records of Lee County, Florida. Commonly known as: 16009 Palmetto Prairie Drive, Alva, FL 33920

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 October 22, 2024, in Civil Case No. 24-CA-000755, pending in the Circuit Court in Lee County, Florida.

DATED this 02/18/2025.

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
23-029606_MM2
RNOS
February 21, 28, 2025 25-00729L

FIRST INSERTION

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

Case No. 24-CA-002144
GEORGE JAKAB and GILDA JAKAB, individually
Plaintiffs, vs.

PRIME CUT WOOD FLOORING, LLC, a Florida limited liability company, LARITZA ISMARA MESSINA, JOHN MESSINA Individually U.S. SMALL BUSINESS ADMINISTRATION, a governmental agency and UNKNOWN TENANT(S) IN

POSSESSION, At Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Amended Final Summary Judgment of Foreclosure dated February 17, 2025 in the above-styled action the Clerk of the Court, Kevin C. Karnes will sell to the highest and best bidder for cash on the 27th day of March 2025, at 9:00AM, EST at www.lee.realforeclose.com the following subject property:

Lot 46, The Villas Fourt at Brookshire, according to the Map Plot Book 38, Pages 80 through 82, inclusive, in the Public Records of Lee County, Florida (the "Subject 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 BY HAND and seal of this Court on 02/18/2025.

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

Cesar R. Sordo, Esq.
SORDO & ASSOCIATES, P.A.
3006 Aviation Avenue
Suite 2A
Coconut Grove, Florida 33133
Tel. 305.859.8107
e-mail: csordo@sordolaw.com
February 21, 28, 2025 25-00721L

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-005553
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE; ORLANDO FONSECA; IRMA BERMUDEZ; MYRRIAN BERMUDEZ; MILDRED BERMUDEZ; DAVIS BERMUDEZ A/K/A DAVID BERMUDEZ; DAISY BERMUDEZ; LUCY BERMUDEZ A/K/A LUCY GARCIA; JOSHUA BERMUDEZ; BRIAN BERMUDEZ; JOHANN BERMUDEZ; RICHARD BERMUDEZ; WILLIAM BERMUDEZ, JR.; CHRISTINA BERMUDEZ; COUNTRY CLUB ESTATES ASSOCIATION OF LEHIGH ACRES, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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. 23-CA-005553, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE; ORLANDO FONSECA; IRMA BERMUDEZ; MYRRIAN BERMUDEZ; MILDRED BERMUDEZ; DAVIS BERMUDEZ A/K/A DAVID BERMUDEZ; DAISY BERMUDEZ; LUCY BERMUDEZ A/K/A LUCY GARCIA; JOSHUA BERMUDEZ; BRIAN BERMUDEZ; JOHANN BERMUDEZ; RICHARD BERMUDEZ; WILLIAM BERMUDEZ, JR.; CHRISTINA BERMUDEZ; COUNTRY CLUB ESTATES ASSOCIATION OF LEHIGH ACRES, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, 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 May 1, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 23 OF COUNTRY CLUB ESTATES A SUBDIVISION OF LEHIGH ACRES, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 104 THROUGH 115, 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 02/13/2025.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-1682B
February 21, 28, 2025 25-00694L

FIRST INSERTION

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-006241
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.

THOMAS CHARLES SAWYER A/K/A THOMAS CHARLES SAWYER, SR., et al,
Defendant.

To: THOMAS CHARLES SAWYER A/K/A THOMAS CHARLES SAWYER, SR.
2210 SE 11TH AVENUE, CAPE CORAL, FL 33990
DEBRA MARIE SAWYER
2210 SE 11TH AVENUE, CAPE COR-

AL, FL 33990
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:

LOTS 42 AND 43, BLOCK 669,
UNIT 21, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 149 THROUGH 173, INCLUSIVE, 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 18th day of February, 2025.

Kevin C. Karnes
CLERK OF COURT LEE COUNTY
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
24-10409FL
February 21, 28, 2025 25-00720L

FIRST INSERTION

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE

CONTRACT NO.: 09-1647
FILE NO.: 24-018203

COCONUT PLANTATION CONDOMINIUM ASSOCIATION, INC., A CORPORATION NOT-FOR-PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA,

Lienholder, vs. ELVERA ANN JUTER; SELWYN O. JUTER
Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING
TO: Elvera Ann Juter
772 B HERITAGE HILLS
Somers, NY 10589

Selwyn O. Juter
772 B HERITAGE HILLS
Somers, NY 10589
YOU ARE NOTIFIED that a

TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Coconut Plantation described as: Unit 5246, Week 25, 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"). The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interestholder

may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$5,747.32, plus interest (calculated by multiplying \$2.04 times the number of days that have elapsed since January 30, 2025), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Michael E. Carleton, Esq.
Valerie N. Edgecombe, Esq.
Jasmin Hernandez, Esq.
Jordan A. Zepetello, Esq.
as Trustee pursuant to Fla. Stat. §721.82

P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
February 21, 28, 2025 25-00735L

FIRST INSERTION

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

CIVIL DIVISION
Case No. 24-CC-5960

TIMBERWOOD PRESERVE NEIGHBORHOOD ASSOCIATION, INC., a Florida Not For Profit Corporation
Plaintiff, v.
RAFAEL FONSECA, NICOLA FONSECA, husband and wife, and UNKNOWN TENANTS, Defendants.

NOTICE IS HEREBY GIVEN that the Lee County Clerk of Court will sell the parcel of real property described below, pursuant to the Final Judgment of Foreclosure (the "Final Judgment") entered on the 6th day of February, 2025, in Circuit Civil Case No. 2024-CC-5960 of the Twentieth Judicial Circuit in and

for Lee County, Florida, to the highest bidder for cash on March 13, 2025, AT 9:00 A.M., via online electronic sale at <https://www.Lee.RealForeclose.com>:

Lot 15, Timberwood Preserve, a subdivision according to the plat thereof recorded in Instrument No. 2014000155012, of the Public Records of Lee County, Florida.

Property Address: 11803 Timbermarsh Ct, Fort Myers, FL 33913
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE

CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Dated this day of 02/18/2025 at Lee County, Florida, by:

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

KNOTT EBELINI HART
Attorneys for Plaintiff
1625 Hendry Street,
Suite 301
Fort Myers, Florida 33901
Telephone: 239-334-2722
Facsimile: 239-334-1446
Primary email:
AKnipe@knott-law.com
Secondary email:
JMKnott@knott-law.com
/s/ Asher E. Knipe
Asher E. Knipe
Florida Bar No.: 0063951
February 21, 28, 2025 25-00728L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CIRCUIT CIVIL DIVISION
Case No.: 24-CA-000826

NEW AMERICAN FUNDING, LLC FKA BROKERS SOLUTIONS, INC., DBA NEW AMERICAN FUNDING
Plaintiff(s), vs.

JASON J SWANSON; PETER GULBRANDSEN; MANATEE BAY PROPERTY OWNERS ASSOCIATION, INC.; THE UNKNOWN SPOUSE OF PETER GULBRANDSEN N/K/A TERESA GULBRANDSEN; SANDRA W. GULBRANDSEN
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Emergency Motion to Cancel and Reschedule Foreclosure Sale entered on October 23, 2024 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of April, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 26, BLOCK B, MANATEE BAY SUBDIVISION, UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS: A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4), RUN S 0°34'00" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) FOR 378.20 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; SAID POINT BEING ON THE NORTH AND WEST LINE OF A 60 FOOT

WIDE ROADWAY EASEMENT; THENCE RUN S 45°26'57" E FOR 226.74 FEET; THENCE RUN S 89°10'30" W FOR 160.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE RUN N 0°34'00" W ALONG SAID WEST LINE FOR 161.38 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH THE HEREBY MENTIONED ROADWAY EASEMENT 60 FEET IN WIDTH; GIVING ACCESS TO STATE ROAD NO. 767. BEARING HEREBY MENTIONED ARE BASED ON THE EAST LINE OF STATE ROAD NO. 767 HAVING A BEARING OF S 10°40'00" E AS SHOWN ON RECORDED PLAT OF TROPICAL HOMESITES, RECORDED IN PLAT BOOK 12 ON PAGE 68 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ROADWAY EASEMENT: A ROADWAY EASEMENT 60 FEET IN WIDTH LYING IN THE SOUTH HALF (S 1/2) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA. SAID EASEMENT LYING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FROM THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 23 AND THE EASTERLY RIGHT OF WAY (50 FEET FROM THE CENTERLINE) OF STATE ROAD NO. 767 (PINE ISLAND BOULEVARD) RUN S 10°40'00" E ALONG SAID EASTERLY LINE FOR 403.52 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 2263.5 FEET (AS MEASURED ALONG A LINE PERPENDICULAR TO THE SOUTH LINE)

OF SAID SOUTHWEST QUARTER (SW ¼); THENCE RUN W 89°10'30" E ALONG SAID NORTH LINE FOR 2052.30 FEET TO A POINT 30.00 FEET EAST OF THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE RUN N 0°34'00" W ALONG A LINE PARALLEL TO AND 30 FEET EAST OF THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 378.35 FEET TO A POINT 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 23; THENCE RUN N 88°53'08" E ALONG A LINE PARALLEL TO AND A 30 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) SAID NORTH LINE FOR 620.82 FEET TO THE EASTERLY TERMINUS OF SAID CENTERLINE. BEARINGS HEREBY MENTIONED ARE BASED ON THE EAST LINE OF STATE ROAD NO. 767 HAVING A BEARING OF S 10°40'00" E AS SHOWN ON RECORDED PLAT OF TROPICAL HOMESITES RECORDED IN PLAT BOOK 12 ON PAGE 68 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 3461 Manatee Drive, St. James City, FL 33956

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.

02/18/2025

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 22-005137-2
February 21, 28, 2025 25-00722L



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE
Kahlua Beach Club
Pursuant to Section 721.855, Florida Statutes, on March 21, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 11, 2014, in Instrument Number 2014000074477, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Kahlua Beach Club, recorded in Official Records Book 1270, at Page 330, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interest-holder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the

preceding paragraph.
DATED: February 12, 2025
By: Harry Klausner, Esq., as Trustee
EXHIBIT "A" - Legal Description of property being foreclosed and sold:
UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF KAHLUA BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1270, AT PAGE 330, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.
Owner(s)/Obligor(s)** / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address
Nicole Rosa and Flora B. Rosa / Unit Number 304 Week Number 38 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 399 Prospect Circle, Lower Burrell, PA 15068
Cheryl Fishback and Nicole Rosa / Unit Number 205 Week Number 38 / February 1, 2024 / 2025000031775 / \$5,249.88 / \$2.27 / 399 Prospect Circle, Lower Burrell, PA 15068
Glenn E. Booth and Carol D. Booth / Unit Number 306 Week Number 20 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 4267 Redtail Hawk Dr, Jacksonville, FL 32257
Frank W. Buehner / Unit Number 506 Week Number 40 / February 1, 2024 / 2025000031775 / \$2,27 / 370 Camden Hills West, Montgomery, TX 77356
Marie Burnett / Unit Number 404 Week Number 48 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 15121 Barbet Way, Louisville, KY 40299
Lora Cullen f/k/a Lora Lambert / Unit Number 303 Week Number 19 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 5851 Devon CT, Cincinnati, OH 45248
David F. Decker / Unit Number 404 Week Number 18 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 2219 Chiquita Blvd S, Cape Coral, FL 33991
David Duncan and Cassandra Duncan / Unit Number 204 Week Number 24 / February 1, 2024 / 2025000031775 / \$5,255.18 / \$2.27 / 5704 W 18th St, Indianapolis, IN 46224-5315
Amy E. Gabel f/k/a Amy E. Decker /

Unit Number 504 Week Number 34 / February 1, 2024 / 2025000031775 / \$5,229.95 / \$2.26 / 5291 Tiffany Court, Cape Coral, FL 33904
Marie Heleniak , Jessica Heleniak , John Joseph Grillo, as Trustee, Eva Grillo and Joseph Grillo / Unit Number 506 Week Number 37 and Unit Number 204 Week Number 38 / February 1, 2024 / 2025000031775 / \$9,811.37 / \$4.20 / 1016 SW 54th Lane, Cape Coral, FL 33914
Donald Ira and Marion E. Ira / Unit Number 503 Week Number(s) 15 & 16 / February 1, 2024 / 2025000031775 / \$9,839.15 / \$4.21 / 279 Hall Farm Dr, Heathsville, VA 22473
Jerald T. Jankalski, as Trustee of the Jankalski Trust dated September 26, 2002 / Unit Number 404 Week Number 40 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 216 Norris Crest Dr., La Follette, TN 37766
Herbert Johnson and Lois Johnson / Unit Number 303 Week Number 38 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 115 Berwick Place, Norwood, MA 02062-1914
Lynn Patrick Melson and Tamara T. Melson / Unit Number 101 Week Number(s) 26 & 27 / February 1, 2024 / 2025000031775 / \$9,786.15 / \$4.19 / 9716 Avondale Hills Dr., Wentzville, MO 63385
Patricia Ann Middleton / Unit Number 402 Week Number 32 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 7550 W 81st Street, Playa Del Rey, CA 90293
Margaret M. Shirley / Unit Number 204 Week Number 22 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 2015 S Lake Cannon Dr NW, Winter Haven, FL 33881
Becky J. Smith a/k/a Dr. Becky J. Smith / Unit Number 304 Week Number(s) 20 & 21 and Unit Number 502 Week Number 43 / February 1, 2024 / 2025000031775 / \$14,436.99 / \$6.16 / 1750 Jamaica Way # 213, Punta Gorda, FL 33950
David S. Stockbridge and Denise D. Stockbridge / Unit Number 202 Week Number 44 and Unit Number 303 Week Number 43 / February 1, 2024 / 2025000031775 / \$9,811.37 / \$4.20 / 5 Siasconset Dr., Sagamore Beach, MA 02562
Daniel Vecchiano / Unit Number 503 Week Number 41 / February 1, 2024 / 2025000031775 / \$5,312.55 / \$2.30 /

849 Bromton Dr, Westbury, NY 11590
Sarah Ware f/k/a Sarah Smith / Unit Number 303 Week Number 42 / February 1, 2024 / 2025000031775 / \$5,238.17 / \$2.27 / 1184 McKee Farm Lane, Belmont, NC 28012
Fred Whitted and Michelle Whitted / Unit Number 201 Week Number 34 / February 1, 2024 / 2025000031775 / \$5,236.49 / \$2.26 / 1209 Hamilton Ave, Lehigh Acres, FL 33972
Shirley A. Ahlin and Morgan Ahlin / Unit Number 303 Week Number 23 and Unit Number 204 Week Number 23 / February 1, 2024 / 2025000031775 / \$9,960.16 / \$4.27 / 8213 N Ogontz Ave, Tampa, FL 33604-3549
Dennis Barber and Lindsay Barber and Holly Barber / Unit Number 201 Week Number 29 , Unit Number 405 Week Number 24 & Unit Number 203 Week Number 29 / February 1, 2024 / 2025000031775 / \$14,607.75 / \$6.24 / 9717 Skewlee Rd, Thonotosassa, FL 33592
John P. Burton and Shelia Burton / Unit Number 304 Week Number(s) 44, 45, 46 and 47 / February 1, 2024 / 2025000031775 / \$19,255.35 / \$8.21 / ALCANA 17B, 03669 ALCANTE, SPAIN
LC 4950 LLC, a Florida Limited Liability Company / Unit Number 303 Week Number 35 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 9205 Lalique Ln, Unit #1704, Fort Myers, FL 33919
Art Combust / Unit Number 102 Week Number(s) 22 and 23 / February 1, 2024 / 2025000031775 / \$9,960.16 / \$4.27 / PO Box 858, Rantoul, IL 61866
Joseph Dasaro / Unit Number 301 Week Number 31 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 581 Gifford Ave, Oceanside, NY 11572
Matthew Fil and Kellia Finn / Unit Number 402 Week Number 23 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 4225 W Bay Vista Ave, Tampa, FL 33611
Scott M. Gabler / Unit Number 303 Week Number(s) 51 and 52 / February 1, 2024 / 2025000031775 / \$10,004.33 / \$4.30 / 8122 Anchor Bay Dr, Clay, MI 48001-3500
Frieda C. Goll , Judith Johnson , David Johnson , Lori Giorgi and Tami Johnson / Unit Number 206 Week Number 15 / February 1, 2024 / 2025000031775 / \$8,061.96 / \$4.03 / \$9,955.90 / 2806 Millrace Dr Columbus OH 43207 / Unit Number 406 Week Number(s) 28 and 29
Edwin A. Joyce, III and Kristi K. Joyce / Unit Number 306 Week Number(s) 24 and 25 / February 1, 2024 / 2025000031775 / \$9,960.16 / \$4.27 / 311 Crews Dr, Spartanburg, SC 29307
Linda E. Kendall and Halle E. Kendall / Unit Number 503 Week Number 19 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / PO Box 3611, Lawrenceburg, IN 47025
Linda Kendall and Barry Kendall / Unit Number 101 Week Number 19 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / PO Box 3611, Lawrenceburg, IN 47025
Lynn Komisarek-Kranich a/k/a Lynn Komisarek and James Komisarek / Unit Number 101 Week Number 3 , Unit Number 102 Week Number(s) 3, 4, 5 and 6 / February 1, 2024 / 2025000031775 / \$24,013.37 / \$10.24 / 9952 Fox Ln, Brussels, WI 54204
Eugene P. Kornak , Daniel J. Kornak and Benjamin G. Kornak / Unit Number 304 Week Number 27 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 138 Edison Ave, Cherry Hill, NJ 08002
Cynthia Martin , Christopher Martin and Tyler Martin / Unit Number 504 Week Number 23 and Unit Number 304 Week Number 35 / February 1, 2024 / 2025000031775 / \$9,960.16 / \$4.27 / 2530 Saturn Rd, Brooksville, FL 34604

53012-8779
Charles Harris and Barbara Harris / Unit Number 205 Week Number 35 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 129 SW 48th Ter, Cape Coral, FL 33914
David W. Hicks and Lorely A. Hicks / Unit Number 302 Week Number 35 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 9 Dickens Way, Horsham, Sussex RH13 6BQ ENGLAND / Unit Number 302 Week Number 35
Curtis Humphries, Jr. and Helen S. Humphries / Unit Number 305 Week Number 33 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 9159 220th St, O'Brien, FL 32071
Kirk D. Ivey / Unit Number 406 Week Number(s) 28 and 29 / February 1, 2024 / 2025000031775 / \$9,960.16 / \$4.27 / 2806 Millrace Dr, Columbus, OH 43207
Edwin A. Joyce, III and Kristi K. Joyce / Unit Number 306 Week Number(s) 24 and 25 / February 1, 2024 / 2025000031775 / \$9,960.16 / \$4.27 / 311 Crews Dr, Spartanburg, SC 29307
Linda E. Kendall and Halle E. Kendall / Unit Number 503 Week Number 19 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / PO Box 3611, Lawrenceburg, IN 47025
Linda Kendall and Barry Kendall / Unit Number 101 Week Number 19 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / PO Box 3611, Lawrenceburg, IN 47025
Lynn Komisarek-Kranich a/k/a Lynn Komisarek and James Komisarek / Unit Number 101 Week Number 3 , Unit Number 102 Week Number(s) 3, 4, 5 and 6 / February 1, 2024 / 2025000031775 / \$24,013.37 / \$10.24 / 9952 Fox Ln, Brussels, WI 54204
Eugene P. Kornak , Daniel J. Kornak and Benjamin G. Kornak / Unit Number 304 Week Number 27 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 138 Edison Ave, Cherry Hill, NJ 08002
Cynthia Martin , Christopher Martin and Tyler Martin / Unit Number 504 Week Number 23 and Unit Number 304 Week Number 35 / February 1, 2024 / 2025000031775 / \$9,960.16 / \$4.27 / 2530 Saturn Rd, Brooksville, FL 34604

Shannon Mathie and Sophia Mathie / Unit Number 101 Week Number 22 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 5705 Middlebranch Ave, Canton, OH 44721
Kathleen McMaster and William E. Rodefer / Unit Number 204 Week Number 35 / February 1, 2024 / 2025000031775 & 2025000034140 / \$5,312.56 / \$2.30 / 701 Brigantine Blvd, North Fort Myers, FL 33917
Ragina R. Mullucey / Unit Number 106 Week Number 28 / February 1, 2024 / 2025000031775 / \$5,223.49 / \$2.26 / 438 88th Ave, St Pete Beach, FL 33706-1408
Kenneth Albert Paul and Nancy Jane Paul / Unit Number 504 Week Number(s) 11 and 12 / February 1, 2024 / 2025000031775 / \$10,004.33 / \$4.30 / 56 Edgelake Ct, Waterford, MI 48327
Joan Rindfuss-Hansen a/k/a Joan H. Rindfuss, as Trustee of the Joan H. Rindfuss Revocable Trust u/a/dtd June 12, 1995 / Unit Number 504 Week Number 29 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 15115 SW 89th Ct, Palmetto Bay, FL 33176
Alexander A. Rossetti, Jr. and Margaret R. Rossetti / Unit Number 305 Week Number 19 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 66 Otis St, Suite C, West Babylon, NY 11704
Douglas P. Smith / Unit Number 502 Week Number 44 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 7825 SW Calaveras Ct, Beaverton, OR 97007
Manuel Soto , Mirta S. Soto , Mirta N. Soto and Michelle L. Soto / Unit Number 502 Week Number 28 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 2408 Charlewest Ct, Hillsborough, NC 27278
Lucretia A. Walden / Unit Number 504 Week Number 37 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / PO Box 1045, Murphy, NC 28906
Thomas Jay Whelpley / Unit Number 506 Week Number 39 / February 1, 2024 / 2025000031775 / \$5,312.56 / \$2.30 / 220 Vienna Ct, Houghton Lake, MI 48629
**if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)
February 21, 28, 2025 25-00687L

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Kahlua Beach Club STATE OF FLORIDA COUNTY OF LEE
Pursuant to Section 721.855, Florida Statutes, Kahlua Owners' Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Kahlua Owners' Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Kahlua Owners' Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1270, at Page 330, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Kahlua Owners' Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Kahlua Owners' Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure es-

established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.
Dated: February 12, 2025
By: Harry Klausner, Esq., as Trustee
EXHIBIT "A" - Legal Description of property being foreclosed:
UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF KAHLUA BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1270, AT PAGE 330, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.
Owner(s) and or Obligor(s)** / Default Date / Instr # Lien / Lien Amount / Daily Per Diem of Lien Amount / Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address / Unit(s) and Week(s)
Nicole Rosa and Flora B. Rosa / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 399 Prospect Circle Lower Burrell PA 15068
Cheryl Fishback and Nicole Rosa / February 1, 2024 / 2025000031775 / \$4,093.85 / \$2.05 / \$5,245.93 / 399 Prospect Circle Lower Burrell PA 15068
Glenn E. Booth and Carol D. Booth / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 4267 Redtail Hawk Dr Jacksonville FL 32257 / Unit Number 306 Week Number 20
Frank W. Buehner / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 370 Camden Hills West Montgomery TX 77356 / Unit Number 506 Week Number 40
Marie Burnett / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 15121 Barbet Way Louisville KY 40299 / Unit Number 404

Week Number 48
Lora Cullen f/k/a Lora Lambert / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 5851 Devon CT Cincinnati OH 45248 / Unit Number 303 Week Number 19
David F. Decker / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 2219 Chiquita Blvd S Cape Coral FL 33991 / Unit Number 404 Week Number 18
David Duncan and Cassandra Duncan / February 1, 2024 / 2025000031775 / \$4,099.10 / \$2.05 / \$5,251.23 / 5704 W 18th St Indianapolis IN 46224-5315 / Unit Number 204 Week Number 24
Amy E. Gabel f/k/a Amy E. Decker / February 1, 2024 / 2025000031775 / \$4,074.10 / \$2.04 / \$5,226.01 / 5291 Tiffany Court Cape Coral FL 33904 / Unit Number 504 Week Number 34
Marie Heleniak , Jessica Heleniak , John Joseph Grillo, as Trustee, Eva Grillo and Joseph Grillo / February 1, 2024 / 2025000031775 / \$7,914.48 / \$3.96 / \$9,807.12 / 1016 SW 54th Lane Cape Coral FL 33914 / Unit Number 506 Week Number 37 and Unit Number 204 Week Number 38
Donald Ira and Marion E. Ira / February 1, 2024 / 2025000031775 / \$7,942.02 / \$3.97 / \$9,834.91 / 279 Hall Farm Dr Heathsville VA 22473 / Unit Number 503 Week Number(s) 15 & 16
Jerald T. Jankalski, as Trustee of the Jankalski Trust dated September 26, 2002 / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 216 Norris Crest Dr. La Follette TN 37766 / Unit Number 404 Week Number 40
Herbert Johnson and Lois Johnson / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 115 Berwick Place Norwood MA 02062-1914 / Unit Number 303 Week Number 38
Lynn Patrick Melson and Tamara T. Melson / February 1, 2024 / 2025000031775 / \$7,889.48 / \$3.94 / \$9,781.91 / 9716 Avondale Hills Dr Wentzville MO 63385 / Unit Number 101 Week Number(s) 26 & 27
Patricia Ann Middleton / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 7550 W 81st Street Playa Del Rey CA 90293 / Unit Number 402 Week Number 32
Margaret M. Shirley / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 2015 S Lake Cannon Dr NW Winter Haven FL 33881 / Unit Number 204 Week Number 22
Becky J. Smith a/k/a Dr. Becky J. Smith / February 1, 2024 / 2025000031775 / \$11,798.68 / \$5.90 / \$14,432.45 / 1750 Jamaica Way # 213 Punta Gorda FL 33950 / Unit Number 304 Week Number(s) 20 & 21 and Unit Number

502 Week Number 43
David S. Stockbridge and Denise D. Stockbridge / February 1, 2024 / 2025000031775 / \$7,914.48 / \$3.96 / \$9,807.12 / 5 Siasconset Dr Sagamore Beach MA 02562 / Unit Number 202 Week Number 44 and Unit Number 303 Week Number 43
Daniel Vecchiano / February 1, 2024 / 2025000031775 / \$4,155.97 / \$2.08 / \$5,308.60 / 849 Bromton Dr Westbury NY 11590 / Unit Number 503 Week Number 41
Sarah Ware f/k/a Sarah Smith / February 1, 2024 / 2025000031775 / \$4,082.24 / \$2.04 / \$5,234.22 / 1184 McKee Farm Lane Belmont NC 28012 / Unit Number 303 Week Number 42
Fred Whitted and Michelle Whitted / February 1, 2024 / 2025000031775 / \$4,080.58 / \$2.04 / \$5,232.55 / 1209 Hamilton Ave Lehigh Acres FL 33972 / Unit Number 201 Week Number 34
Shirley A. Ahlin and Morgan Ahlin / February 1, 2024 / 2025000031775 / \$8,061.96 / \$4.03 / \$9,955.90 / 8213 N Ogontz Ave Tampa FL 33604-3549 / Unit Number 303 Week Number 23 and Unit Number 204 Week Number 23
Dennis Barber and Lindsay Barber and Holly Barber / February 1, 2024 / 2025000031775 / \$11,967.94 / \$5.98 / \$14,603.19 / 9717 Skewlee Rd Thonotosassa FL 33592 / Unit Number 201 Week Number 29 , Unit Number 405 Week Number 24 & Unit Number 203 Week Number 29
John P. Burton and Shelia Burton / February 1, 2024 / 2025000031775 / \$15,873.92 / \$7.94 / \$19,250.48 / ALCANA 17B 03669 ALCANTE SPAIN / Unit Number 304 Week Number(s) 44, 45, 46 and 47
LC 4950 LLC, a Florida Limited Liability Company / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 9205 Lalique Ln, Unit #1704 Fort Myers FL 33919 / Unit Number 303 Week Number 35
Art Combust / February 1, 2024 / 2025000031775 / \$8,061.96 / \$4.03 / \$9,955.90 / 8213 N Ogontz Ave Tampa FL 33604-3549 / Unit Number 303 Week Number 23 and Unit Number 204 Week Number 23
Joseph Dasaro / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 581 Gifford Ave Oceanside NY 11572 / Unit Number 301 Week Number 31
Matthew Fil and Kellia Finn / February 1, 2024 / 2025000031775 & 2025000034140 / \$4,155.98 / \$2.08 / \$5,308.61 / 4225 W Bay Vista Ave Tampa FL 33611 / Unit Number 402 Week Number 23
Scott M. Gabler / February 1, 2024 / 2025000031775 / \$8,105.74 / \$4.05 / \$10,000.07 / 8122 Anchor Bay Dr Clay

MI 48001-3500 / Unit Number 303 Week Number(s) 51 and 52
Frieda C. Goll , Judith Johnson , David Johnson , Lori Giorgi and Tami Johnson / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / W 79 N 673 Wauwatosa Rd, #103 Cedarburg WI 53012-8779 / Unit Number 206 Week Number 15
Charles Harris and Barbara Harris / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 129 SW 48th Ter Cape Coral FL 33914 / Unit Number 205 Week Number 35
David W. Hicks and Lorely A. Hicks / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 9 Dickens Way Horsham Sussex RH13 6BQ ENGLAND / Unit Number 302 Week Number 35
Curtis Humphries, Jr. and Helen S. Humphries / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 9159 220th St O'Brien FL 32071 / Unit Number 305 Week Number 33
Kirk D. Ivey / February 1, 2024 / 2025000031775 / \$8,061.96 / \$4.03 / \$9,955.90 / 2806 Millrace Dr Columbus OH 43207 / Unit Number 406 Week Number(s) 28 and 29
Edwin A. Joyce, III and Kristi K. Joyce / February 1, 2024 / 2025000031775 / \$8,061.96 / \$4.03 / \$9,955.90 / 311 Crews Dr Spartanburg SC 29307 / Unit Number 306 Week Number(s) 24 and 25
Linda E. Kendall and Halle E. Kendall / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / PO Box 3611 Lawrenceburg IN 47025 / Unit Number 503 Week Number 19
Linda Kendall and Barry Kendall / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / PO Box 3611 Lawrenceburg IN 47025 / Unit Number 101 Week Number 19
Linda E. Kendall and Allyson E. Kendall / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / PO Box 3611 Lawrenceburg IN 47025 / Unit Number 503 Week Number 19
Lynn Komisarek-Kranich a/k/a Lynn Komisarek and James Komisarek / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 9952 Fox Ln Brussels WI 54204 / Unit Number 101 Week Number 3 , Unit Number 102 Week Number(s) 3, 4, 5 and 6
Eugene P. Kornak , Daniel J. Kornak and Benjamin G. Kornak / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 138 Edison Ave Cherry Hill NJ 08002 / Unit Number 304 Week Number 27
Cynthia Martin , Christopher Martin and Tyler Martin / February 1, 2024 / 2025000031775 / \$8,061.96 / \$4.03 / \$9,955.90 / 2530 Saturn Rd Brooks-

ville FL 34604 / Unit Number 504 Week Number 23 and Unit Number 304 Week Number 35
Shannon Mathie and Sophia Mathie / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 5705 Middlebranch Ave Canton OH 44721 / Unit Number 101 Week Number 22
Kathleen McMaster and William E. Rodefer / February 1, 2024 / 2025000031775 & 2025000034140 / \$4,155.98 / \$2.08 / \$5,308.61 / 701 Brigantine Blvd North Fort Myers FL 33917 / Unit Number 204 Week Number 35
Ragina R. Mullucey / February 1, 2024 / 2025000031775 / \$4,067.69 / \$2.03 / \$5,219.54 / 438 88th Ave St Pete Beach FL 33706-1408 / Unit Number 106 Week Number 28
Kenneth Albert Paul and Nancy Jane Paul / February 1, 2024 / 2025000031775 / \$8,105.74 / \$4.05 / \$10,000.07 / 56 Edgelake Ct Waterford MI 48327 / Unit Number 504 Week Number(s) 11 and 12
Joan Rindfuss-Hansen a/k/a Joan H. Rindfuss, as Trustee of the Joan H. Rindfuss Revocable Trust u/a/dtd June 12, 1995 / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,3

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL ACTION
CASE NO. 23-CA-5939
HABITAT FOR HUMANITY OF
LEE AND HENDRY COUNTIES,
INC., a Florida non-profit
corporation f/k/a HABITAT FOR
HUMANITY OF LEE COUNTY,
INC.,
Plaintiff, v.
CLAUDETTE BAPTISTE a/k/a
CLAUDETTE JEAN BAPTISTE;
LEE COUNTY, a political
subdivision in the State of Florida;
UNKNOWN SPOUSE OF
CLAUDETTE BAPTISTE;
and UNKNOWN PARTIES IN
POSSESSION,
Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure entered in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell at public sale 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 15 day of May, 2025, that certain parcel of real property situated in Lee County, Florida, described as follows:

Lot 10, Block 49, LEHIGH ACRES UNIT 6, Section 29, Township 44 South, Range 26 East, according to the map or plat thereof recorded at Plat Book 15, Page 80, in the Public Records of Lee County, Florida More commonly referred to as: 5003 Lee Circle N. 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 in accordance with Florida Statutes, Section 45.031.

DATED this day of 02/13/2025
KEVIN C. KARNES, Clerk
Circuit Court of Lee County
(SEAL) By: N. Watson
Deputy Clerk

Scott A. Beatty, Esquire
8889 Pelican Bay Blvd.,
Suite 400
Naples, FL 34108
scott.beatty@henlaw.com
4929-7342-8744, v. 1
February 21, 28, 2025 25-00698L

FIRST INSERTION

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

CASE NO.: 2024-CC-004019
FLORIDA ROOF SPECIALISTS,
INC. a Florida corporation,
Plaintiff, v.
ALEXIS J. NIEVES and YAELIC
VIERA GONZALEZ, Husband
and Wife; UNKNOWN TENANT
NUMBER ONE, and UNKNOWN
TENANT NUMBER TWO,
Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure, I will sell the following described property located in LEE County, Florida:

Property more commonly known as 3518 22nd Street SW, Lehigh Acres, Florida 33976, and more particularly described as: Lot 21, Block 19, Unit 2, Lehigh Acres, Section 2, Township 45 South, Range 26 East, as per plat thereof recorded in Plat Book 15, Page 94 of the Public Records of Lee County, Florida.
Parcel Identification Number: 02-45-26-02-00019.0210

The Clerk of this Court shall sell the property to the highest bidder for cash, on MARCH 6, 2025, at 9:00 a.m. on Lee County's Public Auction website: <https://www.lee.realforeclose.com/> in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

WITNESS my hand and seal of this Court on 02/18/2025.

Kevin C. Karnes
CLERK, CIRCUIT COURT
(SEAL) By: N. Watson
Deputy Clerk

Daniel M. Copeland, Esquire
Daniel M. Copeland, Attorney at Law,
P.A.
9310 Old Kings Road South,
Suite 1501
Jacksonville, FL 32257
Email:
pleadings@dmcopelandlaw.com
scopeland@dmcopelandlaw.com
Attorney for Plaintiff
February 21, 28, 2025 25-00714L

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.: 2024-CA-2186
FIDDLESTICKS COUNTRY
CLUB, INC. a Florida Not for Profit
Corporation,
Plaintiff, v.
KIRSTEN CARLSTROM DUCK,
and KENDRA HALO CARLSTROM,
each individually,
Defendants.

NOTICE IS HEREBY GIVEN that the Lee County Clerk of Court will sell the parcel of real property described below, pursuant to the Final Judgment of Foreclosure (the "Final Judgment") entered on the 12th day of February, 2025, in Circuit Civil Case No. 2024-CA-2186 of the Twentieth Judicial Circuit in and for Lee County, Florida, to the highest bidder for cash on March 13, 2025, AT 9:00 A.M., via online electronic sale at <https://www.Lee.RealForeclose.com>:

Lot 68, Fiddlesticks Country Club Subdivision, as recorded in the Public Records of the Office of the Clerk of the Circuit Court for Lee County, Florida, in Plat Book 34, page(s) 144 through 170, inclusive.

Property Address: 8620 Glenlyon Court, Fort Myers, FL 33912
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.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Dated this day of 02/14/2025, at Lee County, Florida, by:

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

KNOTT EBELINI HART
Attorneys for Plaintiff

1625 Hendry Street,
Suite 301

Fort Myers, Florida 33901

Telephone: 239-334-2722

Facsimile: 239-334-1446

Primary email:

AKnipe@knott-law.com

Secondary email:

JMock@knott-law.com

/s/ Asher E. Knipe

Asher E. Knipe

Florida Bar No.: 0063951

February 21, 28, 2025 25-00703L

FIRST INSERTION

RE-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-003067

FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
MICHAEL D. BROWN ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule the February 6, 2025 Foreclosure Sale dated the 5th day of February, 2025, and entered in Case No. 22-CA-003067, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL D. BROWN and THE-RESA BROWN are Defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 10th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 57, UNIT 5, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK 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 02/18/2025.

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

22FL373-0973

February 21, 28, 2025 25-00713L

FIRST INSERTION

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

CASE NO.: 23-CA-006914
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, v.
CHRISTOPHER D. LANDOLFI;
STAR W. LANDOLFI; UNKNOWN
SPOUSE OF AMANDA WILLIAMS;
VARSITY LAKES OWNERS'
ASSOCIATION, INC.; 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,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 13, 2025 entered in Civil Case No. 23-CA-006914 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and CHRISTOPHER D. LANDOLFI; STAR W. LANDOLFI; UNKNOWN SPOUSE OF AMANDA WILLIAMS; VARSITY LAKES OWNERS' ASSOCIATION, INC. are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Stat-

utes on March 13, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK E, VARSITY LAKES PHASE IV, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 60, PAGE 25, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 4504 Varsity Cir, Lehigh Acres FL 33971.

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

02/17/2025

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

DEPUTY CLERK OF THE COURT

Submitted By: Jordan Shealy

Kelley Kronenberg

10360 West State Road 84

Fort Lauderdale, FL 33324

Service Email:

flrealprop@kelleykronenberg.com

File No.: CK23064-JMV

February 21, 28, 2025 25-00712L

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 24-CC-009496
GOLFSIDE VILLAGE
CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
PAMELA SUE YOCKEY, AS AN
HEIR OF PAULINE CARRICO,
DECEASED, et al.,
Defendants.

YOU ARE NOTIFIED that an action to foreclose a lien on the following described property in Lee County, Florida:
CONDO UNIT NO. 107, GOLF-

SIDE VILLAGE, a Condominium all as set out in Declaration of Condominium, recorded in Official Records Book 1947, Page 698, and as amended thereto, Public Records of Lee County, Florida, together with all appurtenances of said condominium, including, but not limited to an undivided interest in the common elements of said condominium

has been filed against you and you are required to serve a copy of your written defenses and answer to the complaint on the Plaintiff's attorney, KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Box 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.

This notice shall be published once a week for two (2) consecutive weeks in Lee County, Florida.

Dated 02/17/2025

KEVIN C. KARNES, Clerk of Courts
(SEAL) By: K. Harris
Deputy Clerk

KEITH H. HAGMAN, ESQ.,
The Pavese Law Firm,
P.O. Box 1507,
Fort Myers, FL 33902

Keith H. Hagman, Esq.,
keithhagman@pavese.com

February 21, 28, 2025 25-00707L

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO. 24-CA-005229

NEWREZ LLC DBA SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.

RHOAN G. GUTHRIE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and entered in 24-CA-005229 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and RHOAN G. GUTHRIE; UNKNOWN SPOUSE OF RHOAN G. GUTHRIE; LINDSFORD PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.; LINDSFORD MASTER ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on March 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 23, LINDSFORD, PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO.2014000155591, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 3757 CROFTON CT, FORT MYERS, FL 33916

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 02/13/2025

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

Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff

6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487

Telephone: 561-241-6901

Fax: 561-997-6909

24-216012 - MaM
February 21, 28, 2025 25-00695L

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO. 24-CA-005015

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF2 ACQUISITION TRUST,
Plaintiff, vs.

JOHN R. DILL, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 12, 2024, and entered in 24-CA-005015 of the Circuit Court of the TWENTIETH Judicial Circuit in and for LEE County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and JOHN R. DILL 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 March 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, BLOCK 677, CAPE CORAL, UNIT 21, AS RECORDED IN PLAT BOOK 13, PAGE 149 TO 173, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 1503 SE 23RD TERRACE CAPE CORAL, FL 33990

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

Dated this 11/12/2024

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

Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
Boca Raton, FL 33487

Telephone: 561-241-6901

Fax: 561-997-6909

24-215563 - KrZ
February 21, 28, 2025 25-00684L

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 23-CC-008334
DIVISION: COUNTY

ARCPE 1, LLC,
Plaintiff, vs.

CECILIA P. GOMEZ, et al,
Defendants.

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on March 13, 2025 at 9:00 am, EST, at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida:

LOT 36 AND 37, BLOCK 5621, UNIT 84, OF CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, AT PAGE 30 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 10136523
PROPERTY ADDRESS: 3208 NE 14TH COURT, CAPE CORAL, FL 33909

pursuant to a Final Judgment of Foreclosure entered in Case No. 23-CC-008334 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 02/13/2025.

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@dwalmanlaw.com
February 21, 28, 2025 25-00699L

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 25-DR-001130

QUERUBE SIMMONS CEJA,
Petitioner, and
ADAN CEJA,
Respondent,

TO: ADAN CEJA
15119 Weeping Cedar Lane, Houston,
TX 77084

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on QUERUBE SIMMONS CEJA, whose address is 16840 Pink Coral Path, N. Ft. Myers, FL 33903 on or before March 31 2025, and file the original with the clerk of this Court at Lee County Clerk of Court, 1700 Monroe St., 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.

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 address(es) 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: 02/17/2025

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

Feb. 21, 28, Mar. 7, 14, 2025 25-00706L

FIRST INSERTION

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

CIVIL ACTION
CASE NO. 23-CA-7796

SUNCOAST CREDIT UNION,
Plaintiff, v.

TERRY G. SKATES; JERRY C.
SKATES; CURTIS J. SKATES;
CYNTHIA D. WIDENER; ANY
UNKNOWN SPOUSE OF TERRY G.
SKATES; ANY UNKNOWN
SPOUSE OF JERRY C. SKATES;
ANY UNKNOWN SPOUSE
OF CURTIS J. SKATES; ANY
UNKNOWN SPOUSE OF CYNTHIA
D. WIDENER; MIDLAND
FUNDING LLC; ASSET
ACCEPTANCE LLC; and ANY
UNKNOWN PERSONS IN
POSSESSION,
Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure filed in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell at public sale to the highest bidder for cash, using the method of electronic sale beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on March 13,

SUBSEQUENT INSERTIONS

--- ESTATE ---

THIRD 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 ESTATE, RICHARD WERKMEISTER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
February 7, 14, 21, 28, 2025 25-00443L

SECOND 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 Lee County, 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 Angelina 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO E.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

SECOND 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, within 30 days, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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

SECOND 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. 732.2211,

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:
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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-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. 732.2211, 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:
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

SECOND 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

SECOND 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. 732.2211, 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:
CRYSTAL HOVIN 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

THIRD INSERTION

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

Tax Deed #:2024002669
NOTICE IS HEREBY GIVEN that Shaheen Q.Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 48-3 Year of Issuance 2022 Description of Property PARL IN N E 1/4 OF N E 1/4 DESC OR 1311 PG 1456 AKA BLK 2 LOT 13 PINECREST Strap Number 17-44-22-03-00002.0130

Names in which assessed: MIGUEL A RESENDEZ, PATRICE M RESENDEZ, PATRICE M RESENDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
February 7, 14, 21, 28, 2025 25-00456L

SECOND 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. 732.2211, 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:
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@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com
February 14, 21, 2025 25-00592L

FOURTH INSERTION

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

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

Certificate Number: 76-32 Year of Issuance 2022 Description of Property COASTAL ESTATES PB 29 PG 79 LOT 42 Strap Number 06-46-24-07-00000.0420

Names in which assessed: THE 16230 SANDRIFT TRUST, THE 16230 SANDRIFT TRUST, UNDER THAT CERTAIN LAND TRUST DATED APRIL 1, 2014,

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jan. 31; Feb. 7, 14, 21, 2025 25-00356L

THIRD 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

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Business Observer

PUBLISH YOUR LEGAL NOTICE
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or email legal@businessobserverfl.com
Business Observer

--- ESTATE / ACTIONS / SALES ---

SECOND 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 oth-

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

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

creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
February 14, 21, 2025 25-00593L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
24-CA-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 County, 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; 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 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 MYERS SHORES, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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

SECOND INSERTION

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

Case No.: 24-CA-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 Public Records of Lee County, Florida, 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 Public Records of Lee County, Florida, 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. 319, Building 2845, of Village Creek,

-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 Public Records of Lee County, Florida, 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 Public Records of Lee County, Florida, 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 Public Records of Lee County, Florida, 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 Public Records of Lee County, Florida, 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 Public Records of Lee County, Florida, 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 Public Records of Lee County, Florida, 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 Public Records of Lee County, Florida, 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 Public Records of Lee County, Florida, 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 Robert J. Hynds, Esq., the Plaintiff's attorney, whose address is 630 S. Orange 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

SECOND INSERTION

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

LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, VS.
LUCA 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 SERVICING, LLC is the Plaintiff, and LUCA 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 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, ACCORDING TO THE PLAT THEREOF, 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

SECOND 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 entered on the 7th day of January, 2025 and Order Granting Plaintiffs' Amended 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 Judicial 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 & COMPANY, CONTRACTORS, INC., and HERON INVESTMENTS, LTD. are the Defendants, and TOWLES GARDEN 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 Caloosahatchee River, Lee County, Florida, 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 northerly direction; thence in a southerly 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 Caloosahatchee River, Lee County, Florida, 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 northerly direction; thence in a southerly 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 municipal 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 Records of Lee County, Florida.
LESS THE FOLLOWING DESCRIBED TRACT OR PARCEL: Beginning at the Northeast corner 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 radius 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 intersection 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 Beginning. 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: TOGETHER WITH that portion of land (that was Franklin Street) lying adjacent to the above described property as closed, vacated, abandoned and discontinued as per City of Fort Myers, Florida Resolution No. 2021-30, recorded October 26, 2021 in Instrument 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 accordance 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

SECOND 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 Division, the address of which is 2075 Dr. Martin Luther King Blvd, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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:

/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
Gray/Robinson, P.A.
999 Vanderbilt Beach Road, Suite 612
Naples, Florida 34108
Telephone: (239) 598-3601
Fax: (239) 598-3164
E-Mail:
carlwestman@gray-robinson.com
Secondary E-Mail:
lyndsey.black@gray-robinson.com
#62340314 v1
February 14, 21, 2025 25-00626L

--- ESTATE / SALES ---

SECOND 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. 732.2211, 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
jkatyanski@floridatx.com

February 14, 21, 2025 25-00587L

SECOND 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,

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:
Cheryl S. Foust
5770 Neal Road
Fort Myers, Florida 33905

Attorney for Personal Representative:
Lowell S. Schoenfeld, Attorney
Florida Bar Number: 980099
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
lowellschoenfeld@gskattorneys.com

Secondary E-Mail:
marironning@gskattorneys.com
01030811.DOC/1
February 14, 21, 2025 25-00603L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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, GRANTEES, 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

SECOND 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. 732.2211, 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:
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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. 732.2211, 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:
/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

SECOND 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

SECOND 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. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 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@hbmldlaw.com
Secondary E-Mail:
denise@hbmldlaw.com
February 14, 21, 2025 25-00612L

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

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

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

Personal Representatives:
Julie M. Nevills
8340 Delicia St., #1104
Fort Myers, FL 33912

Lori A. Patterson
715 Middle Bridge Dr., Unit 2
Fayetteville, NC 28303
Attorney for Personal Representative:
Tasha A. Warnock, Esq.
Attorney for Personal Representative
Florida Bar Number: 116474
The Warnock Law Group
6843 Porto Fino Circle
Fort Myers, FL 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
twarnock@warnocklawgroup.com
February 14, 21, 2025 25-00620L

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
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

SECOND 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, 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

SECOND 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

SECOND INSERTION

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

DLG MORTGAGES III, LLC,
Plaintiff, vs.
**THE UNKNOWN SPOUSE, HEIRS,
DEWISEES, BENEFICIARIES,
GRANTEES, 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 out-
cry 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, ACCORD-
ING TO THE DECLARATION
OF CONDOMINIUM THERE-
OF, DATED THE 27TH DAY OF
OCTOBER 1986 AND RE-
CORDED IN O.R. BOOK 1883,
PAGE 1062, AND ALL EXHIB-
ITS 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 AB-
BEY DR F4, FORT MYERS, FL
33919

pursuant to a Final Judgment of Fore-
closure 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, Sec-
tion 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

SECOND 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 Owner-
ship 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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
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 JOR-
DAN;; PRINCE S. JONES SR. A/K/A
PRINCE SHABORN JONES, SR.
A/K/A PRINCE S. JONES; are Defen-
dants.

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 prop-
erty 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

SECOND 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 WHOLESAL
MORTGAGE, LLC,**
Plaintiff, vs.
JOANN ST. JOHN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursu-
ant 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 WHOLESAL 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, ACCORD-
ING 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 ---

SECOND 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 Owner-
ship Interest:

Unit 5168L, Week 19, Odd Year
Biennial Coconut Plantation, a
Condominium (the "Condomin-
ium"), according to the Declara-
tion of Condominium thereof re-
corded 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

SECOND 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

--- TAX DEEDS ---

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002634
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 16-730 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.14 DB 254 PG 70 LOT 9 Strap Number 16-44-27-04-00014.0090
 Names in which assessed: HUMBERTO HERNANDEZ PEREZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00327L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002613
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 13-534 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.66 DB 281 PG 50 LOT 8 Strap Number 36-44-26-07-00066.0080
 Names in which assessed: R MICHALOWSKI, RYSZARD MICHALOWSKI
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00323L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002617
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 17-472 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 34 DB 254 PG 55 LOT 12 W 1/2 Strap Number 23-44-27-09-00034.012A
 Names in which assessed: HAZEL FRANCIS, WILLIAM FRANCIS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00329L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002666
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-593 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 62 PB 18 PG 99 LOT 18 Strap Number 24-45-27-06-00062.0180
 Names in which assessed: ARLENE TORO
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00451L

THIRD 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: 15-021 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 98 BLK 6149 PB 25 PG 119 LOTS 17 + 18 Strap Number 29-43-23-C3-06149.0170
 Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOPMENT, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00433L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002724
 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 13-696 Year of Issuance 2022 Description of Property LEHIGH ACRES REPLAT SEC 1 PB 26 PG 171 BLK 63 LOT 4 Strap Number 01-45-26-06-00063.0040
 Names in which assessed: WEI SONG REALTY INVESTMENT LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00434L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002637
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 17-460 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.29 DB 254 PG 55 LOTS 21 22 + 23 Strap Number 23-44-27-08-00029.0210
 Names in which assessed: LEWIS K KESSER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00328L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002618
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 12-425 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.58 PB 15 PG 68 LOT 1 Strap Number 24-44-26-07-00058.0010
 Names in which assessed: ELAINE DOWGOS, RICHARD J DOWGOS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00322L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002682
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 15-021 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.14 DB 254 PG 100 LOT 12 W 1/2 Strap Number 01-44-27-04-00014.012A
 Names in which assessed: JOSE RUBIO RAMIREZ MONTOYA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00438L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002717
 NOTICE IS HEREBY GIVEN that MIRKO KAUTZ GERMAN OWLS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 14-08 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 61 BLK 4338 PB 21 PG 17 LOTS 17 + 18 Strap Number 31-43-23-C1-04338.0170
 Names in which assessed: SONIA CHAVEZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00435L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002589
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-025222 Year of Issuance 2018 Description of Property CAPE CORAL UNIT 80 BLK 5112 PB 22 PG 153 LOTS 47 + 48 Strap Number 28-43-23-C1-05112.0470
 Names in which assessed: JULIO CESAR CORDOVA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00337L

THIRD 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 01-44-27-10-00040.0050
 Names in which assessed: ERIC WELSH
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00439L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002702
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 16-245 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 33 DB 259 PG 121 LOTS 2 + 3 Strap Number 11-44-27-09-00033.0020
 Names in which assessed: HARRY A SLAD, MAUREEN D SLAD
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00441L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002742
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 14-983 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 1 DB 254 PG 100 LOT PT 13 W 1/2 Strap Number 01-44-27-01-00001.013A
 Names in which assessed: GILBERTO GOMES, JOAQUIM I GOMES
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00436L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002621
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 19-55 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 34 BLK 2429 PB 16 PG 83 LOTS 35 + 36 Strap Number 01-44-23-C2-02429.0350
 Names in which assessed: GREENDALE GROVE LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00341L

THIRD 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.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00440L

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002708
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 46-44 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 84 BLK 5548 PB 24 PG 46 LOTS 45 + 46 Strap Number 19-43-24-C1-05548.0450
 Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOPMENT, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00454L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002648
 NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 92-40 Year of Issuance 2022 Description of Property BROOKSHIRE VILLAGE III OR 2009 PG 3607 BLDG 14 UNIT 1402 Strap Number 19-45-25-08-00014.1402
 Names in which assessed: GARY ASHMAN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00358L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002685
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 19-650 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 33 PB 15 PG 159 LOT 20 Strap Number 11-45-27-09-00033.0200
 Names in which assessed: HENRY EDWIN ARAOZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00442L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002709
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 46-51 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 84 BLK 5570 PB 24 PG 40 LOTS 9 + 10 Strap Number 19-43-24-C1-05570.0090
 Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOPMENT, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00455L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002620
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 22-576 Year of Issuance 2022 Description of Property PARL IN W 1/2 SEC 01 TWP 46 RGE 27 DESC IN OR 1366 PG 1382 Strap Number 01-46-27-00-00001.2170
 Names in which assessed: MAURICIO MACEDONIO MAR ULTRERA, MAURICIO MACEDONIO MARTINEZ ULTRERA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/25/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Jan. 31; Feb. 7, 14, 21, 2025
 25-00349L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002694
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 19-746 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 58 PB 15 PG 165 LOT 9 Strap Number 11-45-27-14-00058.0090
 Names in which assessed: LOUIS F RACITANO
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00444L

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 BALSABAVE, 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

SECOND 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

SECOND 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

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002809
 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 12-44-27-10-00040.0210
 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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:
 bjosaphouitch@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
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 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 VELLANDIA, LUIS DAVID VELLANDIA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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

SECOND 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

SECOND 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

SECOND 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 ---
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-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

SECOND 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 the 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 ---

SECOND 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@ohalloranlegallgroup.com
Secondary:
Pat@ohalloranlegallgroup.com
February 14, 21, 2025 25-00576L

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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. 732.221.

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 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

SECOND 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. 732.221.

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

SECOND INSERTION

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

24-CA-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 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

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;

SECOND 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. 732.221, 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.

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@sbslaw.com
Secondary E-Mail:
hking@sbslaw.com
February 14, 21, 2025 25-00596L

SECOND INSERTION

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

24-CA-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 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

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

--- TAX DEEDS ---

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002707
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 45-30 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 88 BLK 5787 PB 24 PG 131 LOTS 13 + 14 Strap Number 17-43-24-C3-05787.0130
 Names in which assessed: RICHARD A POLAKOVICS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00453L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002729
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 15-016 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 10 DB 254 PG 100 LOT 20 Strap Number 01-44-27-03-00010.0200
 Names in which assessed: DONALD S GABBIDON
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00437L

SECOND 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

SECOND 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

SECOND 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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002711
 NOTICE IS HEREBY GIVEN that HMF FL E LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 60-27 Year of Issuance 2022 Description of Property VAN LOON COMMONS DESC IN INST*2007-141252 PH 8 BLDG 8 UNIT 204 Strap Number 07-44-24-C4-00808.0204
 Names in which assessed: EDWARD W FISCHER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00459L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002711
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 63-55 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 18 BLK.1273 PB 13 PG 104 LOTS 5 + 6 Strap Number 20-44-24-C2-01273.0050
 Names in which assessed: BLACK EAGLE CAPITAL MIAMI LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00460L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002664
 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-000434 Year of Issuance 2021 Description of Property SUNCOAST ESTATES UNREC. BLK.37 OR 502 PG 616 LOT 28 Strap Number 24-43-24-03-00037.0280
 Names in which assessed: BETTY JEAN BLUM, DAVID E BLUM
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00446L

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, 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

against the Defendant(s) in regards to the following described property in Lee County, Florida:
 Lot 10, Block 21, Unit 5, Section 21, Township 45 South, Range 27 East, LEHIGH ACRES FLORIDA, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court, recorded in Plat Book 18, Page 58, Public Records of Lee County, Florida.
 Parcel Identification Number: 21-45-27-L5-05021.0100
 a/k/a: 742 Aletha Avenue S, Lehigh Acres, Florida 33974
 Lot 13, Block 54, Unit 6, Section 11, LEHIGH ACRES, Township 44 South, Range 26 East, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court, recorded in Plat Book 15, Page 60, Public Records of Lee County, Florida.
 Parcel Identification Number: 11-44-26-L2-06054.0130
 a/k/a: 3304 58th Street W, Lehigh Acres, Florida 33971
 Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plaintiff's attorney, JUAN J. PILES, ESQUIRE, whose address is 4905 Chiquita Blvd. S., Suite 103, Cape Coral, Florida 33914, and file the original with the Clerk of the Circuit Court, Lee County, at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, on or before March 12, 2025, or otherwise a default judgment will be entered against you for the relief sought in the Complaint.
 You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.
 This Notice will be published four times, once each week for four consecutive weeks, in a newspaper of general circulation published in Lee County, Florida.
 DATED THIS 31st day of January, 2025.
 KEVIN C. KARNES
 Clerk of the Circuit Court (SEAL) By: K. Harris
 Deputy Clerk

JUAN J. PILES, ESQUIRE
 4905 Chiquita Boulevard South Suite 103
 Cape Coral, Florida 33914
 Telephone: (239) 443-5900
 Facsimile: (888) 267-9061
 Email: jppiles@esqres.com
 February 7, 14, 21, 28, 2025
 25-00484L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002667
 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 20-016178 Year of Issuance 2020 Description of Property HARLEM HEIGHTS PB 8 PG 76 BLK K PT LOTS 25 THRU 39 E OF HEALTH PARK Strap Number 32-45-24-01-000K0.0250
 Names in which assessed: LULLY LLC, LULLY, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00445L

SECOND 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

SECOND 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

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;

dants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title or interest in the first and/or second deposits relating to the subject property described in Plaintiff, LATANYA R. GILES, Complaint.
 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, less and excepting therefrom, the right of way of Anderson Avenue, along the Northerly side of Lots 1 and 2 and less and excepting that portion of Lot 1, Block 4, as described in Deed to State of Florida Department of Transportation recorded in Official Records Book 2992, page 3341, Public Records of Lee County, Florida, Folio ID: 10252918.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Egger Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before March 10, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
 Dated on 01/29/2025.
 Kevin C. Karnes
 CLERK OF CIRCUIT COURT (SEAL) By: N. Watson
 Deputy Clerk
 Dated this 23rd day of January 2025.
 EGGERT FITZPATRICK /s/, Scott W. Fitzpatrick, Esq., B.C.S.
 Scott W. Fitzpatrick, Esq., B.C.S.
 Florida Bar No. 0370710
 scott@eggfitz.com - Email
 811-B Cypress Village Boulevard Ruskin, Florida 33573
 (813) 633-3396 - Telephone
 (813) 633-3397 - Telecopier
 Attorney for Plaintiff,
 LATANYA R. GILES
 February 7, 14, 21, 28, 2025
 25-00466L

SECOND 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: FRED W AMOS
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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

SECOND 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

SECOND 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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002788
 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-000434 Year of Issuance 2021 Description of Property SUNCOAST ESTATES UNREC. BLK.37 OR 502 PG 616 LOT 28 Strap Number 24-43-24-03-00037.0280
 Names in which assessed: BETTY JEAN BLUM, DAVID E BLUM
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00446L

THIRD 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

THIRD 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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
 Business Observer
 LV20248.V16

--- TAX DEEDS / ACTIONS ---

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jan. 31; Feb. 7, 14, 21, 2025
25-00321L

FOURTH INSERTION

NOTICE OF ACTION FOR
PUBLICATION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
Case No: 24-DR-6058
IN RE: THE MARRIAGE OF
FREDERICK J. GOGEL IV.,
Petitioner, and
JENNY MAE GOGEL,
Respondent.

TO: Jenny Mae Gogel
Last Known Address
2508 NW 19th Avenue,
Cape Coral, FL 33993

YOU ARE NOTIFIED that an action for Dissolution of Marriage and Other Relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Men's Rights Law Firm, 2799 Del Prado Blvd. S., Cape Coral, Florida 33904, on or before March 10, 2025, and file the

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

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

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

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

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

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

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

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

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

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

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

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00449L

original with the clerk of this court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED this 28th day of January, 2025.

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

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

25-00410L

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

Tax Deed #:2024002716
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 68-2 Year of Issuance 2022 Description of Property ST JUDE HARBORS UNIT 2 BLK 23 OR 580 PG 221 LOTS 14 + 15 Strap Number 35-45-22-17-00023.0140
Names in which assessed: HARRY NAROIAN, NANCY NAROIAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00461L

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

Tax Deed #:2024002662
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-002634 Year of Issuance 2021 Description of Property GORTONS A SUBD BLK 1 PB 5 PG 20 LOT 11 Strap Number 09-44-25-07-00001.0110
Names in which assessed: CYNTHIA A NEWSHOLME, ROBERT E NEWSHOLME

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00450L

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 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

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

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

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

Tax Deed #:2024002731
NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 55-63 Year of Issuance 2022 Description of Property PALMONA PARK UNIT 2 BLK 38 PB 7 PG 57 LOT 19 Strap Number 34-43-24-02-00038.0190
Names in which assessed: ELSA L WRIGHT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00458L

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

Tax Deed #:2024002699
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 54-62 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 33 BLK 2228 PB 16 PG 46 LOTS 17 + 18 Strap Number 32-43-24-C4-02228.0170
Names in which assessed: PROPERTIES DEVELOPMENT INVESTMENT LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00457L

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 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

THIRD INSERTION

the Condominium.
Parcel ID:
15-45-24-24-00000.0430
More Commonly known as:
4308 Hidden Harbour Blvd.,
Fort Myers, FL 33919
You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE of POWELL, JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before March 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 Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.
DATED THIS 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

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

Tax Deed #:2024002718
NOTICE IS HEREBY GIVEN that L & R ASSETS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 78-02 Year of Issuance 2022 Description of Property ESTERO BCH + TENNIS CLUB OR 1357 PG 125 UNIT B-906 Strap Number 03-47-24-W1-0370B.0906
Names in which assessed: CONNIE NICHOLAS, STEWART NICHOLAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00462L

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

Tax Deed #:2024002740
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-001641 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT BLK 4 PB 15 PG 101 LOT 2 Strap Number 36-43-27-01-00004.0020
Names in which assessed: MARY V CORNELL, MARY V SPAGNOLA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00447L

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 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

SECOND 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

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

Tax Deed #:2024002673
NOTICE IS HEREBY GIVEN that HMF FL E LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 94-25 Year of Issuance 2022 Description of Property CALOOSA TRACE UNIT 2 PB 53 PGS 91-93 BLK 8 LOT 3 Strap Number 09-46-25-15-00008.0030
Names in which assessed: ELOHIM AIRPARTS SALES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00463L

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

Tax Deed #:2024002722
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-001660 Year of Issuance 2021 Description of Property LEHIGH ACRES BLK 7 PB 15 PG 101 LOT 3 Strap Number 36-43-27-01-00007.0030
Names in which assessed: LEVENTURES LLC, LEVENTURES, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-00448L

SECOND 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.

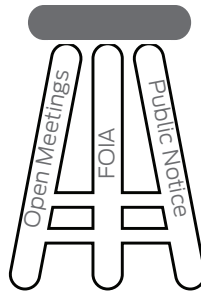
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
Dated this day of 02/11/2025

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@vanlawfirm.com
FB18691-23/sap
February 14, 21, 2025 25-00625L

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

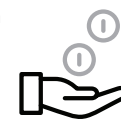


Verifiability



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
- 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