

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF MEETINGS LUCAYA COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Lucaya Community Development District Audit Committee will meet on Wednesday, March 12, 2025 at 9:30 a.m. at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Lucaya Community Development District.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at lucayacdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at jlsford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager
Governmental Management Services - Tampa, LLC
February 28, 2025 25-00787L

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 21st, 2025 @ 10:00 AM at each individual repair facility. 40256 2016 Land Rover VIN#: SALCR2BG1GH565659 Repair Facility: Jaguar Land Rover Fort Myers 15875 S Tamiami Trl Fort Myers 239-454-4444 Lien Amt \$1,330.74 40277 2007 Chevrolet VIN#: 3GNEC1J67G216862 Repair Facility: Automotive Concepts and Towing 15645 Pine Ridge Rd Fort Myers 239-689-4366 Lien Amt \$4,924.79 40278 2016 Kia VIN#: KNADM4A31G6611732 Repair Facility: Automotive Concepts and Towing 15645 Pine Ridge Rd Fort Myers 239-689-4366 Lien Amt \$1,715.85
February 28, 2025 25-00788L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Landlord notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106, & 715.109 by Lori Lynn Rivnerider for the following vehicle on 03/14/2025 at 8:30AM at 1854 Octavia St, Lehigh Acres, FL 33972. Said Landlord reserves the right to accept or reject any and all bids.

2022 HOND
VIN# 7FARW2H78NE003941
Feb. 28; Mar. 7, 2025 25-00820L

FIRST INSERTION

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

Case Number:
362024DR007234A001CH
Division: Domestic Relations/Family
JOSEPH PATRICK HANLON
Petitioner, and
RACQUEL CIRON,
Respondent
TO: RACQUEL CIRON
Lot 4, Block 5, Stoney Brook, Science City of Munoz, Philippines 3119

YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JOSEPH PATRICK HANLON, Petitioner, whose address is 224 DATURA STREET, SUITE 915, WEST PALM BEACH, FL 33401 and file the original with the clerk of court on or before (Date written defense is due), and file the original with the clerk of this court at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 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.

The action is asking the court to decide how the following real or personal property should be divided: None

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 of striking of pleadings.

Dated: 02/17/2025

Dated: 02/17/2025
Clerk: KEVIN C. KARNES
Clerk of the Circuit Court
(Circuit Court Seal)
By: ELDORA BAKELMAN
Deputy Clerk
Feb. 28; Mar. 7, 14, 21, 2025
25-00808L

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-001315

Raiza Y Fernandez,
Petitioner, and
Mario R Ayala Delgado,
Respondent,
TO: Mario R Ayala Delgado
Address unknown, Unknown

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 Raiza Y Fernandez, whose address is 1219 Sw 10th St, Cape Coral, FL 33991 on or before April 2, 2025, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King, Jr. Blvd., 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 of striking of pleadings.

Dated: 02/21/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
Deputy Clerk
Feb. 28; Mar. 7, 14, 21, 2025
25-00827L

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE

at
27661 Tamiami Trail
Bonita Springs, FL 34134
will sell the contents of the following unit to satisfy a lien to the highest bidder on March 26, 2025 by 12:30PM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.
Unit 1036
Spread Sunshine & Give Grace
Feb. 28; Mar. 7, 2025 25-00856L

FIRST INSERTION

NOTICE OF PUBLIC SALE

at
The Lock Up Self Storage
5500 Timmers Lane
Lehigh Acres Fl 33971

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

Unit 3158-Celia Amaral-File cabinet, guitars, vases, purses, books
Unit 2147-Christopher Guliker-Desk, shelf, mattress, bed frame, tv stand
Feb. 28; Mar. 7, 2025 25-00821L

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LINDA LEE EBSWORTH, if deceased any unknown heirs or assigns, WILLIAM EBSWORTH if deceased any unknown heirs or assigns, and MAUREEN ELIZABETH EBSWORTH, will, on March 12, 2025, at 10:00 a.m., at 26 Kano Court, Lot #K-026, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1979 GLEN MOBILE HOME,
VIN: FLFL2A921791942, TITLE NO.: 0016641497, and VIN: FLFL2B921791942, TITLE NO.: 0016641498 and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3123)
Feb. 28; Mar. 7, 2025 25-00831L

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

16901 N Cleveland Ave
North Fort Myers, FL. 33903
Kellie Clayton 2166 \$597.47
Renee Lambert 1256 \$425.80
Megan Barry 2117 \$619.19
Reynaldo Garcia Perez 1195 \$398.81
Dion Yenchu 2221 \$284.90
Andrea Agueru 1049 \$602.64
Unknown customer 2248 \$213.18
4457 Kernel Circle
Fort Myers, FL 33916
Kenneth Allen 4034 \$766.80
4340 Kernel Circle
Fort Myers, FL 33916
Ildo Reinheimer 6065 \$434.04
11401 South Cleveland Ave
Fort Myers, FL 33916
Tyshon Carpenter 1048 \$279.71
Feb. 28; Mar. 7, 2025 25-00835L

FIRST INSERTION

NOTICE OF PUBLIC SALE

at
The Lock Up Self Storage
9901 Estero Oaks Drive
Estero FL 33967

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

Unit 2213- Joe Toner,
Items: vacuum (Koblenz), boxes, suite case, misc household items
Unit 3035- Patricia Giorgi,
Items: kids toys, plastic tubs, wooden statue
Feb. 28; Mar. 7, 2025 25-00841L

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 Arifel Epoxy Floors located at 2616 42ND ST SW in the City of Lehigh Acres, Lee County, FL 33976 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2025.
Arifel Group LLC
February 28, 2025 25-00790L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **28239 S. Tamiami Trl Bonita Springs, FL 34134 March 20th, 2025 at 9:45am**

Anthony Wood
Household Goods
Randy Wilder
Household Goods/Furniture
Truman Butz
Household Goods/Furniture
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.
Feb. 28; Mar. 7, 2025 25-00800L

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: MICHAEL A. STEWART, JR.
Case: CD202411830/G 3305192

An Administrative Complaint to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

Feb. 28; Mar. 7, 14, 21, 2025
25-00836L

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 GULF OF AMERICA DUMPSTER RENTALS located at 1917 Madera Dr in the City of N Fort Myers, Lee County, FL 33903 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of February, 2025.
ADAPT DUMPSTER SERVICES LLC
February 28, 2025 25-00817L

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DARLENE DIETER, if deceased any unknown heirs or assigns, SCOTT DIETER and AUDRA WHITE, will, on March 12, 2025, at 10:00 a.m., at 25682 Redblush Circle, Lot #REDL-136, Bonita Springs, Lee County, Florida 34135; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

2019 PALM MOBILE HOME,
VIN: PHH340FL1821352A,

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 Adapt Dumpster Rentals located at 1917 Madera Drive in the City of North Fort Myers, Lee County, FL 33903 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2025.
Adapt Dumpster Services
February 28, 2025 25-00791L

FIRST INSERTION

NOTICE OF PUBLIC SALE

at
The Lock Up Self Storage
12700 University Dr
Fort Myers, FL 33907

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

Unit 1212 Susan Guze: Household Furniture, Boxes, Totes, Patio Furniture, Tool Chest, Wall Art; Unit 2113 Chris Perugini: Boxes, Totes, Bedroom Furniture, Children's Toys, Trampoline, Bicycle; Unit 3010 Susie Verworren: Boxes, Household Furniture, Household Items; Unit 4708 Sean Lintner: Boxes, Furniture, Stereo, Clothing, Ladder, Child Seat
Feb. 28; Mar. 7, 2025 25-00816L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. March 20, 2025 at 11:45AM.**

Derek Sherrill
Holiday decorations, boxes, totes, gas can, coolers, tool boxes
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.
Feb. 28; Mar. 7, 2025 25-00789L

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 Advanced Home Watch & Management located at 2511 SE 22nd Ct, in the County of Lee, in the City of Cape Coral, Florida 33904 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 25th day of February, 2025.
SCENIC HOMEWATCH AND SERVICES LLC
February 28, 2025 25-00846L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024002897
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: 12-477 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK.90 PB 15 PG 68 LOT 2 Strap Number 24-44-26-11-00090.0020
Names in which assessed:
FISH E LAWRENCE, LAWRENCE EDWARD FISH ESTATE, NOLA C BELL, NOLA C BELL OR THE ESTATE OF LAWRENCE E FISH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00739L

FIRST INSERTION

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

Tax Deed #:2024002962
NOTICE IS HEREBY GIVEN that Franrosa Certificated 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: 44-13 Year of Issuance 2022 Description of Property SUNDIAL OF SANIBEL PH 6 BLDG 13 OR 1496 PG 48 UNIT 401 Strap Number 30-46-23-T4-03013.4010
Names in which assessed:
MILAGROS R. NOLASCO AND THOMAS C. NOLASCO, JR. LIVING TRUST, MILAGROS R. NOLASCO AND THOMAS C. NOLASCO, JR. LIVING TRUST U/A/D SEPTEMBER 26, 2007

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00783L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA,
GUARDIANSHIP ACTION
77-GA-001750

**IN RE: The Guardianship of
Ruth Anne Belcher**

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$3,426.16 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 02/05/2025. IN RE: The Guardianship of Ruth Anne Belcher, the Ward.

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

Dated: February 25, 2025
KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Christine Strufe
Deputy Clerk
Feb. 28; Mar. 28, 2025 25-00845L

HOW TO PUBLISH YOUR LEGAL NOTICE

CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com

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

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

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002933
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: 13-285 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 74 PB 15 PG 90 LOT 18 Strap Number 34-44-26-08-00074.0180
Names in which assessed: JACK A VICKREY, MARJORIE M. VICKREY TRUST AGREEMENT DATED OCTOBER 8, 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00740L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002900
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: 13-563 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK.95 DB 281 PG 50 LOT 2 Strap Number 36-44-26-10-00095.0020
Names in which assessed: BERKELEY BURKE TRUSTEES CO LTD M DAY, BERKELEY BURKE TRUSTEES CO, LTD
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00744L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002923
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: 14-579 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 18 PB 15 PG 99 LOT 6 Strap Number 13-45-26-02-00018.0060
Names in which assessed: ELEANOR ACKERMAN, ELEANOR M ACKERMAN, R A ACKERMAN, RAYMOND A ACKERMAN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00752L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002947
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: 19-018031 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 3 BLK 18 PB 15 PG 132 LOT 23 Strap Number 14-45-27-03-00018.0230
Names in which assessed: DONALD W BRUCE, DONALD WINFIELD BRUCE, JOAN P BRUCE, JOAN PATRICIA BRUCE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00766L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002233
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 11-913 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.42 PB 15 PG 63 LOT 9 Strap Number 14-44-26-05-00042.0090
Names in which assessed: BRUNO PROENCIO DE ABREU
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 20, 27, 2024; Jan. 3, 10; Feb. 28, 2025
25-00786L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002953
NOTICE IS HEREBY GIVEN that AGTC Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 70-58 Year of Issuance 2022 Description of Property SUNVIEW BUSINESS CTR CONDO OR 1751 PG 2868 UNIT 103 Strap Number 11-45-24-P2-00100.1030
Names in which assessed: TEN MILE CANAL LLC, TEN MILE CANAL, 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00785L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002951
NOTICE IS HEREBY GIVEN that Two Cents Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 10-120 Year of Issuance 2022 Description of Property BONITA 2001 OR 3705 PG 631 UNIT 4 Strap Number 22-47-25-B4-01800.0004
Names in which assessed: 9201 BROOKWOOD COURT UNIT 4, 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00737L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002934
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: 13-371 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.37 PB 15 PG 91 LOT 4 Strap Number 35-44-26-05-00037.0040
Names in which assessed: ALMA J KINSMAN, ALMA JIM KINSMAN, FRANK L KINSMAN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00741L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002935
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: 13-434 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 88 PB 15 PG 91 LOT 1 Strap Number 35-44-26-10-00088.0010
Names in which assessed: DALE L VINCENT JR ESTATE, DALE LEON VINCENT ESTATE, DAVID VINCENT
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00742L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002937
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: 13-577 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK 104 DB 281 PG 50 LOT 3 Strap Number 36-44-26-11-00104.0030
Names in which assessed: DOROTHY CORMANY, DOROTHY HOFFER, SAMUEL CORMANY
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00745L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002925
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: 16-931 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 12 DB 252 PG 456 LOT 8 Strap Number 18-44-27-03-00012.0080
Names in which assessed: MARTHA BERTA SIMMONS, ROBERT AMOS HEFFELFINDER
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00762L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002928
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: 17-332 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 9 DB 254 PG 60 LOT 1 W 1/2 Strap Number 22-44-27-03-00009.001A
Names in which assessed: RESTAURANT VIENNA WALTZ INC, RESTAURANT VIENNA WALTZ, 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00764L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002929
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: 12-284 Year of Issuance 2022 Description of Property LEHIGH PARK UNIT 1 BLK 3 PB 15 PG 64 LOT 6 Strap Number 23-44-26-08-00003.0060
Names in which assessed: ANTHONY J DITIZIO JR, MARIA S DITIZIO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00738L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002889
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: 14-331 Year of Issuance 2022 Description of Property LEHIGH ACRES REPLAT SEC 11 BLK 22 PB 26 PG 195 LOT 4 Strap Number 11-45-26-03-00022.0040
Names in which assessed: NELSON ALEJANDRO ALARCON JARRO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00748L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002890
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: 14-381 Year of Issuance 2022 Description of Property LEHIGH ACRES REPLAT OF TRACT Q UNITS 3 +6 PB 26 PG 198 BLK 65 LOT 3 Strap Number 11-45-26-06-00065.0030
Names in which assessed: PINOT IV LLC, PINOT 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00749L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002913
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: 15-450 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 10 BLK 48 PB 27 PG 16 LOT 16 Strap Number 04-44-27-02-00048.0160
Names in which assessed: ALLEN E REINKE, JOAN E REINKE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00754L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002916
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: 15-660 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 38 BLK 244 PB 27 PG 60 LOT 1 Strap Number 06-44-27-06-00244.0010
Names in which assessed: ELVIN A MARTINEZ, MIRNA E MARTINEZ
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00756L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002918
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: 15-865 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 40 BLK 256 PB 27 PG 63 LOT 3 Strap Number 07-44-27-09-00256.0030
Names in which assessed: MIRTA I DIAZ, WILLIAM DIAZ 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 28; Mar. 7, 14, 21, 2025
25-00757L



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

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002858
 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: 20-489 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 5 PB 18 PG 37 LOT 10 Strap Number 15-45-27-01-00005.0100
 Names in which assessed: ALISHA RAMNANAN, MARLON D SMITH
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00774L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002807
 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: 21-013645 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 5 BLK 31 PB 15 PG 174 LOT 13 Strap Number 01-45-27-05-00031.0130
 Names in which assessed: MABLE S JONES, OMAR L JONES
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00775L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002974
 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: 21-018087 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 6 BLK 27 PB 20 PG 60 LOT 27 Strap Number 28-45-27-06-00027.0270
 Names in which assessed: MOHAMAD SALEM ABDUL-JADER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00777L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002976
 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: 21-018330 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 8 BLK 45 PB 18 PG 146 LOT 12 Strap Number 36-45-27-08-00045.0120
 Names in which assessed: DOROTHY M BRITT, ROBERT E BRITT
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00778L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002975
 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: 22-343 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 9 PB 20 PG 70 LOT 13 Strap Number 35-45-27-03-00009.0130
 Names in which assessed: BARBARA ROTHFUSS, FRIEDA SYLVESTER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00782L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002964
 NOTICE IS HEREBY GIVEN that Franrosa Certificates 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: 56-44 Year of Issuance 2022 Description of Property FOXMOOR II CONDO DESC OR 1607 PG 1877 PH 7 BLDG H UNIT 7 Strap Number 36-43-24-21-0000H.0070
 Names in which assessed: PATRICIA C CLUFF
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00784L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002949
 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: 19-020864 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 4 BLK 1 PB 20 PG 71 LOT 10 Strap Number 35-45-27-04-00001.0100
 Names in which assessed: MARILYN L BROWN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00768L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002948
 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: 19-020847 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 3 BLK 1 PB 20 PG 70 LOT 3 Strap Number 35-45-27-03-00001.0030
 Names in which assessed: MARILYN BROWN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00767L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002930
 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: 17-611 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK 42 DB 254 PG 50 LOT 23 Strap Number 24-44-27-11-00042.0230
 Names in which assessed: GEORGE BAITSON
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00765L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002920
 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: 15-949 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 REPLAT BLK.13 DB 263 PG 173 LOT 8 Strap Number 08-44-27-04-00013.0080
 Names in which assessed: TRAPPED GENIUS 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00759L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002919
 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: 15-943 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 11 PB 15 PG 9 LOT 1 W 1/2 Strap Number 08-44-27-03-00011.001A
 Names in which assessed: DASTANI HOMES 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00758L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002914
 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: 15-502 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 16 BLK 76 PB 27 PG 26 LOT 28 Strap Number 04-44-27-12-00076.0280
 Names in which assessed: JENNIFER M DUB
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00755L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002891
 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: 16-342 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.28 DB 254 PG 90 LOT 5 Strap Number 12-44-27-07-00028.0050
 Names in which assessed: JUMELAH S CADET, SUZE FANFAN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00760L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002924
 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: 16-834 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 18 DB 252 PG 451 LOT 8 Strap Number 17-44-27-05-00018.0080
 Names in which assessed: SHERINGHAM PROPERTY GROUP 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00761L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002927
 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: 17-035 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 3 DB 252 PG 234 LOT 18 Strap Number 19-44-27-01-00003.0180
 Names in which assessed: ALEXANDER L DAMES, MARQUERITE DAMES
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00763L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002946
 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: 19-024560 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 97 BLK 6105 PB 25 PG 95 LOTS 14 + 15 Strap Number 07-43-23-C4-06105.0140
 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00771L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024003004
 NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY 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: 19-032638 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 31 BLK 2012 PB 14 PG 152 LOT 56 Strap Number 07-44-24-C1-02012.0560
 Names in which assessed: DALIP SINGH
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00772L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002857
 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: 20-482 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 3 PB 18 PG 37 LOT 19 Strap Number 15-45-27-01-00003.0190
 Names in which assessed: NORMA JEAN BLACKSTONE, NORMA JEAN MARSHALL
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00773L

PUBLISH YOUR LEGAL NOTICE

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 or email legal@businessobserverfl.com



--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002936
 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: 13-542 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 76 PB 15 PG 92 LOT 1 Strap Number 36-44-26-08-00076.0010
 Names in which assessed: JACK E LOGAN
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00743L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002950
 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: 19-020946 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 6 BLK 31 PB 18 PG 144 LOT 1 Strap Number 36-45-27-06-00031.0010
 Names in which assessed: MARY LOU BAZZLE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00769L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002944
 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: 19-021157 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 15 BLK 95 PB 28 PG 73 LOT 3 Strap Number 36-45-27-15-00095.0030
 Names in which assessed: JANE A DE CORT, JANE A DE-CORT, JOSEPH J DE CORT, JOSEPH J DECORT
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00770L

OFFICIAL COURTHOUSE WEBSITES

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002911
 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: 13-932 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK.11 PB 15 PG 95 LOT 16 Strap Number 03-45-26-02-00011.0160
 Names in which assessed: LOIS N JEFFERSON
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00746L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002939
 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: 21-016762 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 6 BLK.32 PB 18 PG 76 LOT 16 Strap Number 21-45-27-06-00032.0160
 Names in which assessed: ALBANY 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00776L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION
File No: 25-CP-470
Division: Probate
IN RE: THE ESTATE OF BRANDON WILLIAM BETTS, Deceased.
 The Estate of BRANDON WILLIAM BETTS, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-470, 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 28, 2025.
 All creditors and those having claims or demands against decedent's estate, including unmatured, 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 unmatured, contingent or unliquidated claims, are required to file their claims with the abovenamed 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 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.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
Personal Representative:
Laura Nicole Betts
 245 SW 40th Street
 Cape Coral, FL 33914
 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
 Feb. 28; Mar. 7, 2025 25-00798L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002912
 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: 13-951 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 23 PB 15 PG 95 LOT 6 Strap Number 03-45-26-03-00023.0060
 Names in which assessed: JOHN GEORGE REILLY
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00747L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002845
 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: 21-067 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 16 BLK 113 PB 18 PG 69 LOT 13 Strap Number 21-45-27-16-00113.0130
 Names in which assessed: TARPON IV LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00779L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO: 25-CP-216
Division: 7
IN RE: ESTATE OF JACQUELINE LAMANDIER Deceased.
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 The administration of the estate of JACQUELINE LAMANDIER File No. 25-CP-216 (7) is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below:
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the decedent and other persons, who have claims or demands against decedent's estate including un-matured, contingent or unliquidated claims and who have been served a copy 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, who have claims or demands against decedent's estate including unmatured, contingent or unliquidated claims and who have been served a copy 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.
 ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED
 The date of the first publication of this Notice is February 28, 2025
Person Giving Notice:
MARIE GABRIELLE ALABRE LAMANDIER
 1314 Rockaway Parkway
 Apartment 2F
 Brooklyn, NY11236
 Attorney for Person Giving Notice:
 William C. Robinson, Esquire
 Florida Bar No: 386847
 P.O. Box 610575
 North Miami, FL 33261
 Tel: (305) 454-9632
 Fax: (954) 764-2266
 Email: wrpleadings@gmail.com
 Feb. 28; Mar. 7, 2025 25-00803L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002922
 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: 14-449 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 13 PB 15 PG 98 LOT 4 Strap Number 12-45-26-02-00013.0040
 Names in which assessed: JULIANNA ANTOINE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00750L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002846
 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: 21-355 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 36 PB 20 PG 27 LOT 41 Strap Number 23-45-27-07-00036.0410
 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00780L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL PROBATE DIVISION
FILE NO. 2025-CP-000562
JUDGE: MCHUGH
IN RE: ESTATE OF ARTHUR S. WING DECEASED.
 The administration of the Estate of Arthur S. Wing ("Decedent"), deceased, whose date of death was August 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 representative and the personal representative's attorney are set forth below.
 All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is February 28, 2025.
Personal Representative:
JEFFREY W. HENDERSON
 2400 Windward Way
 Naples, FL 34103
 Attorneys for Personal Representative:
 KIMBERLY LEACH JOHNSON, ESQ.
 Florida Bar Number: 335797
 QUARLES & BRADY LLP
 1395 Panther Lane, Suite 300
 Naples, Florida 34109
 Telephone: (239) 262-5959/
 Fax: (239) 659-5004
 E-Mail:
 kimberlyjohnson@quarles.com
 Secondary E-Mail:
 debra.seymour@quarles.com
 Feb. 28; Mar. 7, 2025 25-00819L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002892
 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: 14-492 Year of Issuance 2022 Description of Property LEHIGH ACRES RE-PLAT TR L U 5 BLK 55 PB 26 PG 207 LOT 9 Strap Number 12-45-26-05-00055.0090
 Names in which assessed: BIG FLOOR 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00751L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002940
 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: 22-037 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK.2 PB 18 PG 124 LOT 13 Strap Number 27-45-27-01-00002.0130
 Names in which assessed: EVIN A AMADOR
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00781L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000461
IN RE: ESTATE OF MATTHEW JOSEPH CORRIGAN SR., Deceased
 The administration of the estate of MATTHEW JOSEPH CORRIGAN SR., deceased, whose date of death was April 8, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.
 All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT 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 28, 2025.
Personal Representatives:
CHRISTINE CORRIGAN
 2 Ridgeway
 New Fairfield, CT 06812
BRIAN CORRIGAN
 75-08 Penelope Ave.
 Middle Village, NY 11379
 Attorney for Personal Representatives:
 THOMAS F. LATORRE, ESQ.
 Florida Bar No. 1044329
 Safe Harbor Law Firm
 27821 S. Tamiami Trail, Suite 2
 Bonita Springs, FL 34134
 Telephone: (239) 317-3116
 Email: tom@safeharborlawfirm.com
 Feb. 28; Mar. 7, 2025 25-00839L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002894
 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: 14-594 Year of Issuance 2022 Description of Property LEHIGH ACRES RE-PLAT SEC 13 BLK 38 PB 26 PG 213 LOT 14 Strap Number 13-45-26-04-00038.0140
 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00753L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024001917
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-094 Year of Issuance 2022 Description of Property SUNSET LAKE CONDO DESC IN OR 2698 PG 65 PH 1 BLDG 4 UNIT 20 Strap Number 31-44-27-18-00004.0020
 Names in which assessed: JOESQUARED LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/11/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 Nov. 22, 29; Dec. 6, 13, 2024; Feb. 7, 28, 2025 25-00807L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000438
Division P(5)
IN RE: ESTATE OF BRIAN KEITH ETHIER Deceased.
 The administration of the estate of BRIAN KEITH ETHIER, deceased, whose date of death was August 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 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 28, 2025.
Personal Representative:
TRACY ADAMS
 7055 New Post Drive, Apt. 4
 North Fort Myers, FL 33917
 Attorney for Personal Representative:
 THOMAS R. WALSER, ESQ.
 Attorney for Personal Representative
 E-mail Addresses:
 trwalser@floridaprobatefirm.com
 Florida Bar No. 116596
 Florida Probate Law Firm, PLLC
 6751 N. Federal Highway, Ste. 101,
 Boca Raton, FL 33487
 Telephone: (561) 210-5500
 Feb. 28; Mar. 7, 2025 25-00834L

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration)
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23-CP-004023
Division: Probate
IN RE: ESTATE OF SYLVIA J. PICKENS, 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 Sylvia J. Pickens, deceased, File Number 23-CP-004023, 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 March 14, 2022; that the total value of the Estate is \$12,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:
 Melissa D. Smith, 4219 Lee Blvd., Lehigh Acres, FL 33971
 Jeffrey Wayne Pickens, 22033 Seashore Circle, Estero FL 33928
 Richard Allen Pickens, 1620 Handcross Way, VA Beach, VA 22456
 Elizabeth Ann Waddell, 4601 Harrison Pike West, McDonald, TN 37353
 Mona Lisa Hallal, 5096 Endview Pass, Brooksville, FL 34601
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 28, 2025.
Person Giving Notice:
Melissa D. Smith
 4219 Lee Boulevard
 Lehigh Acres, FL 33971
 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
 00910726.DOCX/1
 Feb. 28; Mar. 7, 2025 25-00833L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-503
IN RE: ESTATE OF ELAINE FAITH COHAN Deceased.
 The administration of the estate of Elaine Faith Cohan, deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate 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 28, 2025.
Personal Representative:
George M. Cohan IV
 8002 Sycamore Creek Drive
 Louisville, Kentucky 40222
 Attorney for Personal Representative:
 Braxton L. Bowen, Jr, Attorney
 Florida Bar Number: 0114196
 Henderson, Franklin, Starnes & Holt, P.A.
 3451 Bonita Bay Boulevard Suite 206
 Bonita Springs, FL 34134
 Telephone: (239) 344-1161
 Fax: (239) 294-3731
 E-Mail: braxton.bowen@henlaw.com
 Secondary E-Mail:
 becky.defrancesco@henlaw.com
 Feb. 28; Mar. 7, 2025 25-00811L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-CP-000474
Division: Probate
IN RE: ESTATE OF WERNER THIESSEN, Deceased.
 The administration of the Estate of Werner Thiessen, deceased, whose date of death was October 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 33902-9346. 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.
 The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes.
 All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 28, 2025.
Personal Representative:
Sharon T. Black
 200 Rock Rd. W.
 Lambertville, NJ 08530
 Attorney for Personal Representative:
 Kevin A. Kyle
 Attorney for Personal Representative
 Florida Bar Number: 980595
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square Boulevard
 Fort Myers, Florida 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997
 E-Mail: kevin.kyle@gskattorneys.com
 01039225.DOCX/1
 Feb. 28; Mar. 7, 2025 25-00804L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000465
Division Probate
IN RE: ESTATE OF WILLIAM DAVID WHITAKER AKA WILLIAM DAVID WHITAKER Deceased.
 The administration of the estate of William David Whitaker aka William David Whitaker, Jr. aka William D. Whitaker, deceased, whose date of death was November 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
 All 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 date of first publication of this notice is February 28, 2025.
Personal Representative:
Elizabeth N. Whitaker
 15820 San Antonio Court
 Fort Myers, Florida 33908
 Attorney for Personal Representative:
 Lowell S. Schoenfeld, Attorney
 Florida Bar Number: 980099
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square
 Fort Myers, FL 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997
 E-Mail:
 lowellschoenfeld@gskattorneys.com
 01040459.DOCX/1
 Feb. 28; Mar. 7, 2025 25-00799L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000142
Division PROBATE
IN RE: ESTATE OF GWENDOLYN S. BROWN Deceased.
 The administration of the estate of Gwendolyn S. Brown, deceased, whose date of death was August 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is February 28, 2025.
Personal Representative:
Christopher Boda
 890 Estate Drive
 Fond du Lac, Wisconsin 54935
 Attorney for Personal Representative:
 /s/ Elizabeth Bertrand
 Elizabeth Bertrand, Esquire
 E-mail Addresses:
 elizabeth@palumbobrand.com,
 eservice@palumbobrand.com
 Florida Bar No. 97814
 Palumbo & Bertrand, P.A.
 2500 S. Bumby Avenue
 Orlando, Florida 32806
 Telephone: (407) 960-2835
 Feb. 28; Mar. 7, 2025 25-00801L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-CP-000463
Division: Probate
IN RE: ESTATE OF BETTY G. HOFFMAN, Deceased.
 The administration of the Estate of Betty G. Hoffman, deceased, whose date of death was September 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.
 The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes.
 All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 28, 2025.
Personal Representative:
Jason C. Stanford
 1227 SW 21st Ave.
 Cape Coral, FL 33991
 Attorney for Personal Representative:
 Kevin A. Kyle
 Attorney for Personal Representative
 Florida Bar Number: 980595
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square Boulevard
 Fort Myers, Florida 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997
 E-Mail: kevin.kyle@gskattorneys.com
 01038246.DOCX/1
 Feb. 28; Mar. 7, 2025 25-00837L

FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration)
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000419
IN RE: ESTATE OF CAROLYN J. MOORE 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 Carolyn J. Moore, deceased, File Number 25-CP-000419, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902, that the decedent's date of death was December 13, 2024; that the total value of the estate is approximately \$20,000.00, and that the names and addresses of those to whom it has been assigned by such order are:
 Name Address
 Carla McCrossan, Successor Trustee of the Moore Foley Joint Trust dated March 29, 2007
 125 Great Oak Dr.
 Lincoln University, PA 19352
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
 The date of first publication of this Notice is February 28, 2025.
Person Giving Notice:
/s/ Carla McCrossan
Carla McCrossan
 125 Great Oak Dr
 Lincoln University, PA 19352
 Attorney for Person Giving Notice
 /s/ Carol R. Sellers
 Carol R. Sellers
 Florida Bar Number: 893528
 3525 Bonita Beach Rd., Ste 103
 Bonita Springs, FL 34134
 Telephone: 239-992-2031
 Fax: 239-992-0723
 E-Mail:
 csellers@richardsonsellers.com
 Feb. 28; Mar. 7, 2025 25-00823L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000498
IN RE: ESTATE OF LODI ELMER VERCELLI A/K/A LODI E. VERCELLI Deceased.
 The administration of the estate of Lodi Elmer Vercelli a/k/a Lodi E. Vercelli, deceased, whose date of death was February 9, 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, 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. 732.221, 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 28, 2025.
Personal Representative:
/s/ Lynn Marie Vercelli
Lynn Marie Vercelli
 945 East John Street
 Wilmington, Illinois 60481
 Attorney for Personal Representative:
 /s/ Charles S. Sacher
 Charles S. Sacher, Attorney
 Florida Bar Number: 0961876
 SACHER LAW FIRM, P.A.
 2655 LeJeune Road, Suite 815
 Coral Gables, FL 33134
 Telephone: (305) 448-3900
 Fax: (305) 446-9206
 E-Mail: css@sachmarlaw.com
 Secondary E-Mail:
 e-mailservice@sachmarlaw.com
 Feb. 28; Mar. 7, 2025 25-00812L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO: 25-CP-255
IN RE: ESTATE OF FREDERICK A. GRAY, Deceased.
 The administration of the estate of Frederick A. Gray, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 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 28, 2025.
/s/ Linda H. Beaton
Linda H. Beaton
Personal Representative
 4798 County Rd. 3610,
 Lovelady, TX 75851
 /s/ Matthew A. Linde
 Matthew A. Linde, Esq.
 Florida Bar No: 528791
 LINDE, GOULD & ASSOCIATES
 12693 New Brittany Blvd.
 Fort Myers, FL 33907
 Telephone: (239) 939-7100
 Facsimile: (239) 939-7104
 malinde@lindegoald.com
 courtfilings@lindegoald.com
 Attorney for the Personal Representative
 Feb. 28; Mar. 7, 2025 25-00810L

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000568
IN RE: ESTATE OF JEAN M. IACOVANGELO, Deceased.
 The administration of the estate of JEAN M. IACOVANGELO, deceased, whose date of death was June 28, 2023, is pending in the Circuit Court for Lee

County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no duty to discover whether any property held at the time of the decedent's

death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: February 28, 2025.
 Signed on this 24th day of February, 2025.
FRANK B. IACOVANGELO
Personal Representative
 10 Autumn Wood,
 Rochester New York 14624

Attorney for Personal Representative:
 GEENA G. KANDEL, ESQ.
 Attorney for Personal Representative
 Florida Bar No. 1019226
 Roetzel & Address LPA
 999 Vanderbilt Beach Road,
 Suite 401
 Naples, FL 34108
 Telephone: (239) 649-6200
 Email: gkandel@ralaw.com
 Secondary Email:
 serve.gkandel@ralaw.com
 Feb. 28; Mar. 7, 2025 25-00826L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000574
Division Probate
IN RE: ESTATE OF
BARBARA ELAINE MACMILLAN
Deceased.

The administration of the estate of Barbara Elaine MacMillan, 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 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 28, 2025.

Personal Representative:

Rhonda E. Sewall
1113 SW 11th Place
Cape Coral, Florida 33991

Attorney for Personal Representative:
Evia J. Martin, Attorney

Florida Bar Number: 36198

Martin Law Firm, P.L.

3701 Del Prado Blvd S.

Cape Coral, Florida 33904

Telephone: (239) 443-1094

Fax: (941) 213-1231

E-Mail:

eviana.martin@martinlawfirm.com

Feb. 28; Mar. 7, 2025 25-00815L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-547
IN RE: ESTATE OF
MARGARET WANKOFF
Deceased.

The administration of the estate of Margaret Wankoff, deceased, whose date of death was November 15, 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 28, 2025.

Personal Representative:

David W. Wankoff
9 Willow Brook Road
Hillsdale, New Jersey 07642

Attorney for Personal Representative:

Haylee N. Blessing, Attorney

Florida Bar Number: 1059314

Henderson, Franklin, Starnes & Holt, P.A.

3451 Bonita Bay Boulevard, Suite 206

Bonita Springs, Florida 34134

Telephone: (239) 344-1100

Fax: (239) 344-1200

E-Mail: haylee.blessing@henlaw.com

Secondary E-Mail:

denise.edwards@henlaw.com

Feb. 28; Mar. 7, 2025 25-00849L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003647
IN RE: ESTATE OF
MARK W. SPUNGIN
Deceased.

The administration of the estate of Mark W. Spungin, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard 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 28, 2025.

Personal Representative:

Mark D. Spungin
31036 Tanoa Road
Evergreen, Colorado 80439

Attorney for Personal Representative:

/s/ Wess M. Jacobs

Wess M. Jacobs, Attorney

Florida Bar Number: 932655

Osterhout & McKinney, P.A.

3783 Seago Lane

Fort Myers, FL 33901

Telephone: (239) 939-4888

Fax: (239) 277-0601

E-Mail: wessj@omplaw.com

Secondary E-Mail:

hillaryh@omplaw.com

Feb. 28; Mar. 7, 2025 25-00802L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000551
Division Probate
IN RE: ESTATE OF
JOHN W. HINKLE
Deceased.

The administration of the estate of John W. Hinkle, deceased, whose date of death was January 12, 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 28, 2025.

Roxann R. Redington -

Personal Representative
9110 Flamingo Circle

N. Fort Myers, Florida 33903

Jennifer J. Hammond -Attorney

Florida Bar Number: 121531

GREEN SCHOENFELD & KYLE LLP

1380 Royal Palm Square

Fort Myers, FL 33919

Telephone: (239) 936-7200/

Fax: (239) 936-7997

E-Mail:

jenniferhammond@gskattorneys.com

Secondary E-Mail:

laurencarman@gskattorneys.com

01045360.DOC/1

Feb. 28; Mar. 7, 2025 25-00824L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000320
IN RE: ESTATE OF
PATRICIA EILEEN ANDERSON,
aka **PATRICIA LYTTON**
ANDERSON
Deceased.

The administration of the estate of PATRICIA EILEEN ANDERSON, also known as PATRICIA LYTTON ANDERSON, deceased, whose date of death was September 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 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 28, 2025.

SAMANTHA ANDERSON

Personal Representative

3908 25th Street SW

Lehigh Acres, FL 33976

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

Feb. 28; Mar. 7, 2025 25-00814L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003345
IN RE: ESTATE OF
ROBERT JOHN LINN
a/k/a **Robert J. Linn**
Deceased.

The administration of the Estate of Robert John Linn a/k/a Robert J. Linn, deceased, whose date of death was January 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 550 W. Main St., 2nd Floor, Tavares, FL 32778. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:

Melissa Ann Brooks
64 Applewood Dr.

Hawley, Pennsylvania 18428

Attorney for Personal Representative:

Cyrus Malhotra, Esq.

Florida Bar Number: 0022751

THE MALHOTRA LAW FIRM P.A.

3903 Northdale Blvd., Suite 100E

Tampa, FL 33624

Telephone: (813) 902-2119

Fax: (727) 290-4044

E-Mail:

filings@FLprobatesolutions.com

Secondary E-Mail:

cortney@FLprobatesolutions.com

Feb. 28; Mar. 7, 2025 25-00855L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000491
Division: Probate
IN RE: ESTATE OF
WILLIAM J. DUNN,
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 William J. Dunn, deceased, File Number 25-CP-000491, 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 March 2, 2024; that the total value of the Estate is \$4,882.95; and that the name and address of those to whom it has been assigned by such Order are:

Name Address
Nancy E. Dunn
7701 SW Aviator Ave., #104,
Bentonville, AR 72713
William J. Fluharty
6043 MacBeth Lane, Fort Myers,
FL 33908

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

The date of first publication of this Notice is February 28, 2025.

Persons Giving Notice:

Nancy E. Dunn

7701 SW Aviator Ave., #104,

Bentonville, AR 72713

William J. Fluharty

6043 MacBeth Lane,

Fort Myers, FL 33908

Attorney for Persons Giving Notice:

Kevin A. Kyle

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

01040510.RTF/1

Feb. 28; Mar. 7, 2025 25-00828L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-0613
Division: Probate
IN RE: ESTATE OF
DELORES M. MILLER a/k/a
DOLORES M. MILLER a/k/a
DOLORES F. MILLER
Deceased.

The administration of the estate of Dolores M. Miller a/k/a Dolores M. Miller a/k/a Dolores F. Miller, deceased, whose date of death was January 18, 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 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 28, 2025.

Personal Representatives:

C. Kenneth Miller, III

510 Church Street

Point Pleasant, New Jersey 08742

William Samuel Miller

4015 SE 20th Pl #502

--- ESTATE ---

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No: 25-CP-402
Division: Probate
IN RE: THE ESTATE OF
RODERICK JOSEPH MORGAN, III
Deceased.

The Estate of RODERICK JOSEPH MORGAN, III, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-402, 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 28, 2025.

All creditors and those having claims or demands against decedent's estate, including unmatured, 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 unmatured, 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 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.

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

Personal Representative:
Paul Morgan
4112 SE 18th Place
Cape Coral, FL 33904
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
Feb. 28; Mar. 7, 2025 25-00806L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-CP-000286
IN RE: ESTATE OF
DOROTHY DELGRAN,
Deceased.

The administration of the Estate of Dorothy Delgran, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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 28, 2025.

Signed by: Timothy J. Counihan
Timothy J. Counihan
3319 NW 5th Street
Cape Coral, FL 33993
/s/ Alvaro Sanchez
Alvaro C. Sanchez
Attorney for the Petitioner
1714 Cape Coral Parkway East
Cape Coral, FL 33904
Tel: (239) 542-4733
Fax: (239) 542-9203
FLA BAR NO 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
Feb. 28; Mar. 7, 2025 25-00840L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-512
IN RE: ESTATE OF
MARGARET A. BOEHM,
Deceased.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2025.

Personal Representative:
/s/ Elizabeth Hanna
Elizabeth Hanna
21647 Berwhich Run
Estero, FL 33928
Attorney for Personal Representative:
/s/ Brad A. Galbraith
Brad A. Galbraith
Florida Bar No. 0494291
GALBRAITH WEATHERBIE LAW, PLLC
999 Vanderbilt Beach Rd., Suite #509
Naples, Florida 34108
Telephone: (239) 325-2300
Fax: (239) 325-1065
Primary E-mail:
bgalbraith@gwtrust.law
Secondary E-mail:
aboswell@gwtrust.law
Feb. 28; Mar. 7, 2025 25-00825L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0509
IN RE: ESTATE OF
JOAN A. HELMER,
Deceased.

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

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

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

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

NOTWITHSTANDING THE TIME 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 28, 2025.

Michelle Martin
Personal Representative
Attorneys for Personal Representative
Margo K. Ceresney
Florida Bar No. 99719
Marve Ann M. Alaimo
Florida Bar No. 117749
malaimo@porterwright.com
mceresney@porterwright.com
flprobate@porterwright.com
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2900
Feb. 28; Mar. 7, 2025 25-00805L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 24-CP-003388
Division: P (3)
IN RE: THE ESTATE OF
KENNETH BLANCO RIVERO,
Deceased.

The administration of the estate of Kenneth Blanco Rivero, deceased, whose date of death was November 8, 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 28, 2025.

Personal Representative
/s/ Karlene Rivero
Karlene Rivero
52 Log Road
Patchogue, NY 11772
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
Feb. 28; Mar. 7, 2025 25-00830L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 23-CA-7396
**RESTORATION ONE OF
SOUTHWEST FLORIDA, INC.,**
A Florida for profit corporation
d/b/a RESTORATION 1 OF
SOUTHWEST FLORIDA,
Plaintiff, vs.

**SAMMY F. PIERRE, and
CARRINGTON MORTGAGE
SERVICES, LLC, a foreign limited
liability company,**
Defendants,
Notice is hereby given pursuant to an Order of Judicial Foreclosure Sale filed on the 17th day of February 2025 and entered in case numbered 23-CA-7396 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein RESTORATION ONE OF SOUTHWEST FLORIDA, INC., is the Plaintiff and SAMMY F. PIERRE is the Defendant. That I will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on April 17, 2025, the following described property as set forth in said Order of Judicial Foreclosure Sale, to-wit:

Lot 12, Block 82, Plat of Unit 9, Lehigh Acres, a Subdivision of Section 24, Township 45 South, Range 27 East, according to the map or plat thereof as recorded in Plat Book 18, Page 104, Public Records of Lee County, Florida.

STRAP: 24-45-27-09-00082.0120 / FOLIO ID: 10428341.

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

Dated on this day of 02/20/2025

Kevin C. Karnes,
Clerk of the Circuit Court
(SEAL) By: N. Watson
Deputy Clerk
Justin B. Mazzara, Esq.,
jbm@popemazzara.com,
lukekane@popemazzara.com,
michelleloring@popemazzara.com
Feb. 28; Mar. 7, 2025 25-00809L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3098
IN RE: ESTATE OF
Debra Hope Thomas,
Deceased.

The administration of the estate of Debra Hope Thomas, deceased, whose date of death was September 30th, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 28, 2025.

Elise Nichole Merry
P.O. Address: 1930 Everest Parkway,
Cape Coral, FL 33904
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
Feb. 28; Mar. 7, 2025 25-00829L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-569
IN RE: ESTATE OF
JOSEPH N. MARUCA
Deceased.

The administration of the Estate of JOSEPH N. MARUCA, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The first publication of this notice is February 28, 2025.

KATHLEEN LINCOURT
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
Feb. 28; Mar. 7, 2025 25-00838L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-497
Division Probate
IN RE: ESTATE OF
JOAN EP BURROUGHS
Deceased.

The administration of the Estate of Joan EP Burroughs, 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 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 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 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 28, 2025.

Personal Representative:
Barbara Mapes
649 Pond Hill Rd.
Towanda, Pennsylvania 18848
Attorney for Personal Representative:
David M. Platt, Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, Florida 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
Feb. 28; Mar. 7, 2025 25-00844L

FIRST INSERTION

**AMENDED NOTICE OF
FORECLOSURE SALE**
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO. 24-CC-004895

**THE SOUTH SEAS CLUB
CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit
corporation,**
Plaintiff, vs.
**JAMES ECKERT AND TARANEH
ECKERT,**
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on March 20, 2025 at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 19 in Condominium Parcel Number Q(a)/k/a Unit 1317 of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 02/19/2025,

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

Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
48081 / 3-74726
Feb. 28; Mar. 7, 2025 25-00794L

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA

CASE NO. 2024-CP-001878
VIVIAN E. SABIO, as Co-Trustee of
the Theodore Roosevelt Davis Trust
dated June 22, 2021,
Petitioner, v.

ONDRA JENKINS, as Co-Trustee of
the Theodore Roosevelt Davis Trust
dated June 22nd, 2021, and DADE
COUNTY FEDERAL CREDIT
UNION,

Respondents,
LARRY THOMAS JOHNSON, SR,
LARRY THOMAS JOHNSON,
JR, LEAH MALLICIA WHITE,
NOEL WHITE, LEON GERARD
WHITE, JR., ADRENA JOHNSON,
JASMINE C. JOHNSON, and ERIK
B. GRINDAL,

Nominal Defendants.
TO: ONDRA JENKINS
1065 NW 47th Terrace
Miami, FL 33127-2219

YOU ARE NOTIFIED that an action for Amended Petition to Determine Validity of Trust has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Stephen P. Heuston, Esq.
1665 D. Pretorius, Esq.
HEUSTON LEGAL PLLC
1333 Gateway Drive, Unit 1024
Melbourne, FL 32901
(321) 428-2820

on or before [April 2nd, 2025], and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

Signed on this 21st day of February, 2025.

Kevin C. Karnes
As Clerk of the Court
By: C. Russo
As Deputy Clerk
Feb. 28; Mar. 7, 14, 21, 2025

25-00818L

FIRST INSERTION

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

Case No. 2024-CC-005035
**CALOOSA LAKES HOMEOWNERS
ASSOCIATION, INC.,**
Plaintiff, v.
**ILEANA SANCHEZ RIVERA AND
MARK ANDREW RICHARD
SMITH,**
Defendant,

NOTICE IS HEREBY GIVEN that, pursuant to the Order Granting Motion to Reset Foreclosure Sale entered in this cause on June 27, 2024, by the Circuit Court of Lee County, Florida, the property described as:

Lot 27, CALOOSA LAKES, PHASE 1, according to the map or plat thereof as recorded in Instrument Number 200600038513, of the Public Records of Lee County, Florida, and more commonly known as 10404 Canal Brook Lane, Lehigh Acres, FL 33936 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Lee County Clerk of Court, electronically online at www.lee.realforeclose.com at 9:00 A.M. on April 17, 2025.

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

Dated this 02/25/2025

Kevin C. Karnes
Clerk of Court
(SEAL) N. Watson

s Tiffany M. Love
Tiffany M. Love Esq.
Florida Bar No.: 92884
Tiffany.Love@arlaw.com
ADAMS AND REESE LLP
100 N. Tampa Street, Suite 4000
Tampa, FL 33602
Telephone: (813) 227-5541
Facsimile: (813) 227-5641
Attorneys for Plaintiff
Feb. 28; Mar. 7, 2025 25-00843L

SAVE TIME

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

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-012778
**MORTGAGE ASSETS
MANAGEMENT, LLC,**
Plaintiff, vs.
**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF GLORIA R.
ELWELL, DECEASED, et al.**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 16, 2024, and entered in 23-CA-012778 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA R. ELWELL, DECEASED; KIMBERLY J. DUNWIDDIE; GREGORY J. ELWELL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROYAL WOODS CONDOMINIUM 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 April 17, 2025, the following described property as set forth in said Final Judgment, to wit:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH-EAST CORNER OF SAID FRACTION OF A SECTION, SAID POINT BEING IN THE CENTERLINE OF ISLAND PARK ROAD (60.00 FEET WIDE); THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS W ALONG THE NORTH LINE OF SAID FRACTION OF A 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ISLAND PARK ROAD; THENCE CONTINUE N 89 DEGREES 58 MINUTES 21 SECONDS W ALONG SAID FRACTIONAL LINE FOR 541.00 FEET; THENCE S 0 DEGREES 01 MINUTE 39 SECONDS W FOR 72.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S 0 DEGREES 01 MINUTE 39 SECONDS W FOR 34.00 FEET; THENCE N 89 DEGREES 58 MINUTES 21 SECONDS W FOR 46.00 FEET; THENCE NORTH 0 DEGREES 01 MINUTE 39 SECONDS E FOR 34.00 FEET; THENCE S 89 DEGREES 58 MINUTES 21 SECONDS E FOR 46.00 FEET TO THE POINT OF BEGINNING.

Property Address: 6366 ROYAL WOODS DRIVE, FORT MYERS, FL 33908

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

Dated this day of 02/26/2025

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-107160 - MaM
Feb. 28; Mar. 7, 2025 25-00860L

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT
TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 07-CA-012381

**DEUTSCHE BANK TRUST
COMPANY AMERICAS AS
INDENTURE TRUSTEE FOR
THE REGISTERED HOLDERS
OF SAXON ASSET SECURITIES
TRUST 2006-3 MORTGAGE LOAN
ASSET BACKED NOTES, SERIES
2006-3,**
Plaintiff, vs.
**PATRICIA R. MUNOZ;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INCORPORATED AS NOMINEE
FOR LENDERS DIRECT CAPITAL
CORPORATION; ALTAGRACIA
RAYMOND; ROBERT RAYMOND
A/K/A ROBERT G. RAYMOND;
UNKNOWN SPOUSE OF
ALTAGRACIA RAYMOND;
UNKNOWN SPOUSE OF ROBERT
RAYMOND A/K/A ROBERT G.
RAYMOND; JOHN DOE; JANE
DOE,**
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Altagracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altagracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 20th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 17, 18, 19 AND 20, BLOCK 5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS A PORTION OF SAID LOT 20, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT #2007000299133, IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, TO WHICH THE RADIUS BEARS S 49°33'44" W, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 1°11'31", A DISTANCE OF 13.42 FEET; THENCE N 50°45'14"E, RADIAL TO THIS AFOREMENTIONED CURVE, A DISTANCE OF 111.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTH-EAST CORNER OF SAID LOT 20; THENCE S 49°33'44" W ALONG THE SOUTH LINE OF AFORESAID LOT 20, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. Property Address: 3427 Ceitus Parkway, Cape Coral, Florida 33991

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

Dated: 02/19/2025

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

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 11-400075
Feb. 28; Mar. 7, 2025 25-00795L

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-000080

MIDFIRST BANK,
Plaintiff, vs.
**ROBERT RAMSEY; LISA RAMSEY;
UNKNOWN TENANT #1 N/K/A
DAVID MARTINEZ; 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 July 25, 2023 in Civil Case No. 23-CA-000080, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and ROBERT RAMSEY; LISA RAMSEY; UNKNOWN TENANT #1 N/K/A DAVID MARTINEZ; 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 May 1, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 9, PINE RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 77, 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 02/26/2025.

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
1485-316B
Feb. 28; Mar. 7, 2025 25-00854L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CASE NO. 24-CA-007974

BIRSCEO LLC,
Plaintiff(s), vs.
**KAZIMER GRABOWSKI; if living,
and if dead, her/his/their unknown
estates, spouses, widows, heirs,
devisees, trustees, beneficiaries,
grantors, creditors, grantees, and
all parties having or claiming by,
through, under or against any and
all persons claiming any right,
title, interest, claim, lien, estate
or demand against the named
Defendants in regard to the subject
property,**
Defendants.

TO: KAZIMER GRABOWSKI, last known address 13925 STEPHENS RD, WARREN, MI 48089-5711 and last known mailing address PO BOX 5283, WARREN, MI 48090-5283; and her/his/their unknown estates, spouses, widows, heirs, devisees, trustees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property.

YOU ARE NOTIFIED that an action has been filed against you to quiet title pursuant to a tax deed to the following property(ies) located in Lee County, Florida:

LOT 46 AND 47, BLOCK 4030, OF THAT CERTAIN SUBDIVISION KNOWN AS CAPE CORAL, UNIT 56, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LEE COUNTY, FLORIDA, IN

FIRST INSERTION

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

CASE NO.: 2024-CA-000827
BANK OF AMERICA, N.A.,
Plaintiff, vs.
**THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST, ALBERT J. JOHNSON,
JR. AKA ALBERT JUATSUS
JOHNSON, JR., DECEASED, et al,**
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 11, 2025, and entered in Case No. 2024-CA-000827 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Bank of America, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Albert J. Johnson, Jr. aka Albert Juatsus Johnson, Jr., deceased, Jane Johnson, Anna Grace Johnson-Enriquez, Janeth Johnson, Arlene Estavillo, Gloria Estavillo, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Nenita Pascual, deceased, Rudy Acosta, Bebeth Suarez, Maria Pascual, Dolores Acosta, Joel Acosta, Judy J. Sorrell, 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 20th day of March, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 30, SHADY GROVE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 86, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 205 ROSE ST N FORT MYERS FL 33903

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 02/25/2025

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
CT - 23-014628
Feb. 28; Mar. 7, 2025 25-00842L

THE PLAT BOOK 19, PAGE 108,
Strap Number: 05-44-23-C4-04030.0460,
Site Address: 2901 TROPICANA PKWY W, CAPE CORAL, FL 33993.

You are required to serve a copy of your written response, if any, to this action on Ilian Rashtanov, Plaintiff's attorney, whose address is One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com, on or before April 7, 2025, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED 02/26/2025.

Kevin C. Karnes, as Clerk of Court
(SEAL) By: K. Harris
Deputy Clerk

Ilian Rashtanov,
Plaintiff's attorney,
One E. Broward Blvd., Ste. 700,
Ft. Lauderdale, Florida 33301,
ir@rashtanov-law.com
Feb. 28; Mar. 7, 14, 21, 2025
25-00853L

FIRST INSERTION

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

CIVIL DIVISION
Case #: 23-CA-01903
DIVISION: I

U.S. Bank National Association,
as Trustee, successor in interest
to Bank of America, National
Association, as Trustee, successor by
merger to LaSalle Bank National
Association, as Trustee, for LXS
2007-8H, ASSET BACKED NOTES,
SERIES 2007-8H
Plaintiff, vs.-
**Hazeline Fuller; Unknown Spouse
of Hazeline Fuller; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-011903 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for LXS 2007-8H, ASSET BACKED NOTES, SERIES 2007-8H, Plaintiff and Hazeline Fuller are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.

REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on March 13, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 18, BLOCK B, A REPLAT OF BLOCK A, B, C, AND D, OF AMBERWOOD ESTATES, AS RECORDED IN PLAT BOOK 28, PAGE 79, SECTION 4, 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 46, PAGES 78-79, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
02/20/2025

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

Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-329882 FCO1 CXE
Feb. 28; Mar. 7, 2025 25-00797L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0570
Division: Probate
IN RE: ESTATE OF
RUSSELL J. KRAAY
Deceased.

The administration of the estate of Russell J. Kraay, 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, 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 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 28, 2025.

Personal Representative:
David R. Kraay
404 New Rail Drive
Cary, North Carolina 27513
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
Feb. 28; Mar. 7, 2025 25-00850L

FIRST INSERTION

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

24-CA-005231
ALLIANT CREDIT UNION,
Plaintiff, vs.
**KENNETH OFIERO; UNKNOWN
SPOUSE OF KENNETH
OFIERO; HEATHER RIDGE I OF
BROOKSHIRE CONDOMINIUM
ASSOCIATION, INC.;
BROOKSHIRE BATH & TENNIS
CLUB ASSOCIATION, INC.; ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR
OTHER CLAIMANTS**
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 13, 2025 in Civil Case No. 24-CA-005231, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, ALLIANT CREDIT UNION is the Plaintiff, and KENNETH OFIERO; UNKNOWN SPOUSE OF KENNETH OFIERO; HEATHER RIDGE I OF BROOKSHIRE CONDOMINIUM ASSOCIATION, INC.; BROOKSHIRE BATH & TENNIS CLUB ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL

DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS 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:

UNIT NO. 114, BUILDING 11 OF HEATHER RIDGE I OF BROOKSHIRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2011, PAGE 824, AND ALL EXHIBITS AND AMENDMENTS THEREOF, 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 02/19/2025.

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
1100-976B
Feb. 28; Mar. 7, 2025 25-00793L

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 2025-CA-000442
MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company,
Plaintiff, v.
DORA MARIA GAMEZ, individually and ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, INCLUSIVE, Defendants.

TO: DORA MARIA GAMEZ
Last Known Address: 4906 66th Ave, Hyattsville, MD 20784

Current Address: Unknown
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 April 7, 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 four 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 02/26/2025

KEVIN C KARNES
CLERK OF THE COURT
(SEAL) BY K. Harris
As Deputy Clerk
(239) 533-5000

Law Offices of Jennifer Isaksen, PA,
Plaintiffs' attorney,
4076 E State Road 44,
Wildwood, FL 34785
Feb. 28; Mar. 7, 14, 21, 2025
25-00858L

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 23-CA-005930
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I, Plaintiff, vs.
JAIME COOPER CONSULTING, CORPORATION; THE RESIDENCES AT COCONUT POINT II CONDOMINIUM ASSOCIATION, INC.; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on February 13, 2025 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Kevin C. Karnes, the Clerk of Court

will on MARCH 20, 2025 at 9:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.lee.realforeclose.com the following described property situated in Lee County, Florida:

UNIT 109, BUILDING 3, THE RESIDENCES AT COCONUT POINT II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED AT OFFICIAL RECORDS INSTRUMENT NO. 2007000297517, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND AS MAY BE AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
Property Address: 23159 AMGC WAY #3109, ESTERO, FL 33928

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

Dated: 02/25/2025

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

McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294
Attorney for Plaintiff
Feb. 28; Mar. 7, 2025 25-00848L

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 24-CA-004336
CITIBANK, NA, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2022-NQM1, Plaintiff, vs.
BML INVESTMENT GROUP, LLC; SHORES OF FORT MYERS BEACH CONDOMINIUM ASSOCIATION, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on December 27, 2024 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Kevin C. Karnes, the Clerk of Court will on MARCH 27, 2025 at 9:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.lee.realforeclose.com the following described property situated in Lee

County, Florida:
UNIT NO. 101 OF THE SHORES OF FORT MYERS BEACH CONDOMINIUM A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1584 PAGE 2283 AND AMENDED IN OFFICIAL RECORDS BOOK 1667 AT PAGE 3372 THROUGH 3415, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AND ALL AMENDMENTS THERETO AS SET FORTH IN SAID DECLARATION.
Property Address: 4750 Estero Blvd., Unit 101, Fort Myers Beach, FL 33931

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

Dated: 02/25/2025

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

McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294
Attorney for Plaintiff
Feb. 28; Mar. 7, 2025 25-00847L

FIRST INSERTION

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

Case No. 2025-CA-000695
MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company,
Plaintiff, v.
BETTE J. BUTTON, individually, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS 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: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST KENNETH R. BUTTON, DECEASED

Last Known Address: 1010 Nottingham Ln, Hoffman Estates, IL 60169

Current Address: None
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
YOU ARE NOTIFIED that an action for Quiet Title on the following property in Lee County, Florida:

Lots 24 and 25, Block 6109, Cape Coral Subdivision, Unit

97, according to the map or plat thereof as recorded in Plat Book 25, Page 85, Public Records of Lee County, Florida,

Parcel ID: 07-43-23-C4-06109.0240
Also known as 3808 NW 44th Terrace, Cape Coral, FL 33993

has been filed against you and you are required to serve a copy of your written defenses on or before April 7, 2025, 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 four 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 02/26/2025

KEVIN C KARNES
CLERK OF THE COURT
(SEAL) BY K. Harris
As Deputy Clerk
(239) 533-5000

Law Offices of Jennifer Isaksen, PA,
Plaintiffs' attorney,
4076 E State Road 44,
Wildwood, FL 34785
Feb. 28; Mar. 7, 14, 21, 2025
25-00859L

FIRST INSERTION

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

Case No.: 24CA8172
TERENCE BARRIS AND MELISSA BARRIS, Plaintiffs, and KR REAL ESTATE INVESTMENTS LLC, A Missouri Corporation, CIRO SPINELLA, TONY SPINELLA, JOHN M. EDONE, JR., PETER REALMONTE AND JOSEPH LOGRASSO, Defendants,

TO: CIRO SPINELLA, TONY SPINELLA, JOHN M. EDONE, JR., PETER REALMONTE and JOSEPH LOGRASSO, whose last known address was 39 Keasler Ave., Lodi, New Jersey 07655, active or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and against all other persons or Parties, claiming under them, and against all parties and persons whomever having or claiming to have any right, title, claim, lien, estate, demand or interest regarding the following describe land in Lee County, Florida.
LEHIGH ACRES UNIT 8 BLK 28 DB 254 PG 60 LOTS 4 + 21 + 22

STRAP:
22-44-27-L1-08028.0040

YOU ARE NOTIFIED that an action for Quiet Title to the above described properties has been filed against each of you. You are required to serve a copy of your written defenses, if any, to this action on Melissa Y. Barris, Esq., Plaintiffs' attorney, whose address is 4513 Lee Blvd, Lehigh Acres, FL 33971, on or before April 1, 2025 and file the original with the clerk of this court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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 day of 02/20/2025.

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

Melissa Barris, Esquire
Melissa@barris.law
4513 Lee Blvd
Lehigh Acres, FL 33972
Feb. 28; Mar. 7, 14, 21, 2025
25-00796L

FIRST INSERTION

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

CIVIL DIVISION
Case No. 2024-CA-007519
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs.

DAVID T BAILY, et al. Defendants.
TO: DAVID T BAILY BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
8000 NEW JERSEY BLVD FORT MYERS, FL 33967
UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
8000 NEW JERSEY BLVD FORT MYERS, FL 33967

You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:
LOTS 39 AND 40, BLOCK 157, SAN CARLOS PARK, UNIT 11, IN ACCORDANCE WITH AND SUBJECT TO THE PLAT RECORDED IN PLAT BOOK 50, PAGES 380 THROUGH 383, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

commonly known as 8000 NEW JERSEY BLVD, FORT MYERS, FL 33967 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M.

Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within, 30 days from the first date of publication, 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.

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

Dated: 02/19/2025

CLERK OF THE COURT
Honorable Kevin C. Karnes
1700 Monroe Street
Ft. Myers, Florida 33902
(SEAL) By: N. Watson
Deputy Clerk

Jennifer M. Scott
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900,
328202/2427109/wlp
Feb. 28; Mar. 7, 2025 25-00792L

FIRST INSERTION

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

DIVISION
CASE NO. 24-CC-004870
WELLS FARGO BANK, N.A., Plaintiff, vs.
EDWARD DEGEN, Defendant.

To: EDWARD DEGEN
19150 GOTTARDE ROAD, NORTH FORT MYERS, FL 33917
LAST KNOWN ADDRESS STATED, CURRENT RESIDENT UNKNOWN

YOU ARE HEREBY NOTIFIED that an action has been filed against you and you are required to file a copy of your written defenses, if any, to Maximilien Palenzuela, Esq., LEWIS BRISBOIS BISGAARD & SMITH LLP, 110 S.E. 6th Street, Suite 2600, Fort Lauderdale, FL 33301, and file the original with the Clerk of the above-styled Court on or before April 7, 2025 or 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 26 day of February, 2025.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
By: K. Harris
Deputy Clerk

LEWIS BRISBOIS BISGAARD & SMITH LLP
Counsel for Wells Fargo Bank, N.A.
110 S.E. 6th Street, Suite 2600
Fort Lauderdale, FL 33301
Phone: (954) 728-1280
J. Jay Thornton;
FBN 323070
jay.thornton@lewisbrisbois.com
Maximilien Palenzuela;
FBN: 1031444
Max.palenzuela@lewisbrisbois.com
149622473.1
Feb. 28; Mar. 7, 14, 21, 2025
25-00852L

FIRST INSERTION

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

Case No.2025-CA-000696
MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST VINCENT RECINE, SR. DECEASED, THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE VINCENT RECINE, SR. TRUST DATED MAY 16, 2006 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: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST VINCENT RECINE, SR, DECEASED

Last Known Address: 2409 SW 43rd Terrace, Cape Coral, FL 33914
Current Address: None
THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE VINCENT RECINE, SR. TRUST DATED MAY 16, 2006

Last Known Address: Unknown
Current Address: Unknown

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 24, Block 6078, Unit 97, CAPE CORAL SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 25, Page 85 to 97, inclusive, in the Public Records of Lee County, Florida,
Parcel ID: 07-43-23-C3-06078.0240

Also known as 4613 NW 34th Avenue, Cape Coral, FL 33993 has been filed against you and you are required to serve a copy of your written defenses on or before April 7, 2025, 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 four 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 02/26/2025

KEVIN C KARNES
CLERK OF THE COURT
(SEAL) BY K. Harris
As Deputy Clerk
(239) 533-5000

Law Offices of Jennifer Isaksen, PA,
Plaintiffs' attorney,
4076 E State Road 44,
Wildwood, FL 34785
Feb. 28; Mar. 7, 14, 21, 2025
25-00857L

FIRST INSERTION

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

CASE NO.: 25CA519
LINDA ANDERSSON, Plaintiff, vs.-
The Unknown Heirs of MARGARET LUCILLE HAMLIN and The Unknown Heirs of JAMES LEE HAMLIN, Defendants.

TO: The Unknown Heirs of MARGARET LUCILLE HAMLIN and The Unknown Heirs of JAMES LEE HAMLIN, Unknown Heirs, Devisees, Grantees, Creditors, and Other Unknown Persons or Unknown Spouses Address Unknown

YOU ARE NOTIFIED that an action has been filed against you for quiet title under Chapter 65, Fla. Stat. for the following premises located in Lee County, Florida:

"LOT 11, BLOCK 103, UNIT11, SECTION 34, LEHIGH ACRES, 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 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA."

AND "LOT 12, BLOCK 47, UNIT 5, SECTION 2, LEHIGH ACRES, TOWNSHIP 45 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 94, PUBLIC RECORDS OF LEE COUNTY, FLORIDA."

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Maria Bryant, Esq., The Haba Law Firm, 12420 Pebble Stone Court, Fort Myers 33913 on or before April 2, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED ON THIS 21st day of February, 2025.

(SEAL) K. Harris
Kevin C. Karnes
Clerk of Courts

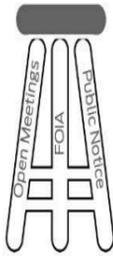
Maria Bryant, Esq.,
The Haba Law Firm,
12420 Pebble Stone Court,
Fort Myers 33913
mariabryant@habalaw.com
Feb. 28; Mar. 7, 14, 21, 2025
25-00822L

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

Why Public Notice Should Remain in Newspapers

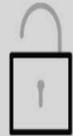
Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Self Storage Sale
Please take notice I Storage- Cape Coral located at 1521 Del Prado Blvd. N., Cape Coral FL 33909 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via Lockerfox.com on 3/10/25 at 10:30AM. Unless stated otherwise the description of the contents are household goods, furnishings, and garage essentials. Tanya Colarte unit # 13098; Katie Powers unit # 11061; Paige Meek unit #11027; Steve Grimsley unit #13129; Richard John Kovacs unit # 3017;Felecia Christell Rodriguez unit # 13057. This sale may be withdrawn at any time without notice certain terms and conditions apply. See manager for details
February 21, 28, 2025 25-00688L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002713
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 13-61 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 98 BLK 6149 PB 25 PG 119 LOTS 17 + 18 Strap Number 29-43-23-C3-06149.0170
Names in which assessed: 5 DIAMOND DEVELOPMENT LLC, 5 DIAMOND DEVELOPMENT, LLC
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
February 7, 14, 21, 28, 2025 25-00433L

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

OFFICIAL COURTHOUSE WEBSITES

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

--- ACTIONS / ESTATE/ TAX DEEDS ---

FOURTH INSERTION

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, VERNA 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 VERNA L. THOMAS, Unknown spouse of VERNA 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"), VERNA L. THOMAS, deceased, CURTIS THOMAS, Unknown heirs of VERNA L. THOMAS, Unknown spouse of VERNA 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 Defen-

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 a 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 Egbert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before March 10, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on 01/29/2025.
Kevin C. Karnes
CLERK OF CIRCUIT COURT (SEAL) By: N. Watson
Deputy Clerk

Dated this 23rd day of January 2025.
EGGERT FITZPATRICK
/s/ Scott W. Fitzpatrick, Esq., B.C.S.
Scott W. Fitzpatrick, Esq., B.C.S.
Florida Bar No. 0370710
scott@eggfitz.com - Email
811-B Cypress Village Boulevard
Ruskin, Florida 33573
(813) 633-3396 - Telephone
(813) 633-3397 - Telecopier
Attorney for Plaintiff,
LATANYA R. GILES
February 7, 14, 21, 28, 2025 25-00466L

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

THIRD 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

FOURTH 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

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)
ricciardi@your-advocates.org
February 7, 14, 21, 28, 2025 25-00482L

SECOND 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-9405 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

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

--- SALES / ACTIONS / ESTATE / TAX DEEDS ---

SECOND 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.kyle@gskattorneys.com
01037771.DOC/1
February 21, 28, 2025 25-00736L

SECOND 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 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 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@sitkacal.com
February 21, 28, 2025 25-00734L

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

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-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. 732.2211, 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

**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

SECOND 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 unmatured, 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 unmatured, 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

FOURTH INSERTION

NOTICE OF CIVIL ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 24-CA-7464
FER GROUP DEVELOPERS, LLC,
a Florida Limited Liability Company,
Plaintiff(s), vs.
GEORGE E. WITT, DONA J. WITT,
JOSE EDMUNDO MESORANA,
and GLORIA AMERICA DE LA ROSA,
Defendant(s).

COMES NOW, the Plaintiff, FER GROUP DEVELOPERS, LLC, a Florida Limited Liability Company, by and through the undersigned attorney, and hereby gives notice that a civil action to: GEORGE E. WITT AND DONA J. WITT, 742 ALETHA AVE S, LEHIGH ACRES, FL 33974
JOSE EDMUNDO MESORANA, 742 ALETHA AVE S, LEHIGH ACRES, FL 33974
GLORIA AMERICA DE LA ROSA, 742 ALETHA AVE S, LEHIGH ACRES, FL 33974
if alive, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand

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 Chiq-

uita 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: jjpiles@esqres.com
February 7, 14, 21, 28, 2025
25-00484L

SECOND 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.

Personal Representative

Agustin Armando Malagon
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
E-Service for all attorneys listed above:
GADService@GendersAlvarez.com
February 21, 28, 2025 25-00719L

THIRD 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

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 23-CA-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 CIRCUIT 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.
TO: The Unknown Personal Representative of the Estate of Pauline Carrico, Deceased, The Unknown Spouse, Heirs, Devisees, Grantees, Beneficiaries, Assignees, Lienors, Creditors, Trustees, and All Other Parties Claiming By, Through, Under, or Against Pauline Carrico, Deceased, and Any and All Unknown Parties Claiming By, Through, Under and Against the Herein Named Individual Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, successors, beneficiaries, or other claimants.
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-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
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-215613 - KrZ
February 21, 28, 2025 25-00695L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-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
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
24-215613 - KrZ
February 21, 28, 2025 25-00684L

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.: 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

SECOND 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

SECOND 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, 2025, that certain parcel of real property situated in Lee County, Florida, described as follows:
Parcel 1
The South one-half (S 1/2) of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 10, Township 44 South, Range 26 East, Lee County, Florida. LESS AND EXCEPT the parcel described in Official Records Book 2250, Page 3264, Public Records of Lee County, Florida, as follows:
A lot or parcel of land lying in the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 10, Township 44 South, Range 26 East, Lee County, Florida. LESS AND EXCEPT the parcel described in Official Records Book 2250, Page 3264, Public Records of Lee County, Florida, as follows:
A lot or parcel of land lying in the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 10, Township 44 South, Range 26 East, Lee County, Florida. LESS AND EXCEPT the North and South 30 feet thereof.
From the 3/4" steel pipe marking the southeast corner of said fractions of a section run N 02°10'09" W along the east line of said fraction for 30 feet to a point on the north line of a roadway 30 feet wide and the Point

of Beginning. From said Point of Beginning run S 88°51'23" W along the north line of said roadway 30 feet north of and parallel with the south line of said fraction of a section for 210 feet; thence run N 02°10'09" W parallel with the east line of said fraction for 215 feet; thence run N 88°51'23" E parallel with the south line of said fraction for 210 feet to a point on the east line of said fraction of a section; thence run S 02°10'09" E along said east line for 215 feet to the Point of Beginning; TOGETHER WITH the hereinabove described 30 foot roadway and prolongation thereof westerly to an easterly line of Jamerson Road.
ALSO LESS AND EXCEPT the parcel described in Official Records Instrument Number 2021000160588, Public Records of Lee County, Florida, as follows:
South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 10, Township 44 South, Range 26 East, Lee County, Florida.
Parcel 2
The North thirty 30 feet of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 10, Township 44 South, Range 26 East, Lee County, Florida
Parcel 3
The West thirty (30) feet of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 10, Township 44 South, Range 26 East, Lee County, Florida. LESS AND EXCEPT the North and South 30 feet thereof.
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 02/14/2025.
KEVIN C. KARNES, CLERK
Circuit Court of Lee County
(SEAL) By: N. Watson
Deputy Clerk
4895-2879-5568, v. 3
February 21, 28, 2025 25-00702L

--- ACTIONS / SALES ---

SECOND 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 / \$5,238.17 / \$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 Combest / 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 / 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
 Linda E. Kendall and Allyson E. Kendall / Unit Number 201 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 / 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(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
 **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

SECOND 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 / 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 Combest / February 1, 2024 / 2025000031775 / \$8,061.96 / \$4.03 / \$9,955.90 / 2530 Saturn Rd, Brooksville, FL 34604
 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 101 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 / \$5,308.61 / 15115 SW 89th Ct Palmetto Bay FL 33176 / Unit Number 504 Week Number 29
 Alexander A. Rossetti, Jr. and Margaret R. Rossetti / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 66 Otis St, Suite C West Babylon NY 11704 / Unit Number 305 Week Number 19
 Douglas P. Smith / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 7825 SW Calaveras Ct Beaverton OR 97007 / Unit Number 502 Week Number 44
 Manuel Soto , Mirta S. Soto , Mirta N. Soto and Michelle L. Soto / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / PO Box 1045 Murphy NC 28906 / Unit Number 504 Week Number 37
 Thomas Jay Whelpley / February 1, 2024 / 2025000031775 / \$4,155.98 / \$2.08 / \$5,308.61 / 220 Vienna Ct Houghton Lake MI 48629 / Unit Number 506 Week Number 39
 **if living or

--- TAX DEEDS / SALES ---

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD 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.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002079
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.

THIRD 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002693
NOTICE IS HEREBY GIVEN that Eleven Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

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").

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.

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: JMock@knott-law.com
/s/ Asher E. Knipe
Asher E. Knipe
Florida Bar No.: 0063951
February 21, 2025 25-00728L

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

THIRD 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

FOURTH 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002722
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-001660 Year of Issuance 2021 Description of Property LEHIGH ACRES BLK 7 PB 15 PG 101 LOT 3 Strap Number 36-43-27-01-00007.0030
 Names in which assessed: LEVENTURES LLC, LEVENTURES, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00448L

THIRD 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 #: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 REPLT TR 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

SECOND 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002665
 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-001981 Year of Issuance 2021 Description of Property PAR LOC IN SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF NW 1/4 Strap Number 01-44-24-00-00009.0020
 Names in which assessed: EQUITY ONE (FLORIDA PORTFOLIO) INC, EQUITY ONE (FLORIDA PORTFOLIO) INC., EQUITY ONE (FLORIDA PORTFOLIO) INC., EQUITY ONE FLORIDA PORTFOLIO
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00449L

THIRD 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 VE-LANDIA, LUIS DAVID VE-LANDIA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

THIRD 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

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

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-

SECOND INSERTION
 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 CORALSUBDIVISION, 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

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
 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

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

SECOND INSERTION
 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 SOUTHWEST 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 HEREINABOVE MENTIONED ROADWAY EASEMENT 60 FEET IN WIDTH; GIVING ACCESS TO STATE ROAD NO. 767. BEARING HEREINABOVE 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 1/4); 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 HEREINABOVE 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

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, GRANTEES, OR OTHER CLAIMANTS
SECOND INSERTION
 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 F.S. 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 TAMIAMI TRAIL NE, N FT MYERS, FL 33917. 813-241-8269.
 February 21, 28, 2025 25-00725L

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, 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 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

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

--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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 GREENBRIAR UNIT 13 PT N BLK 60 PB 27 PG 20 LOT 4 Strap Number 04-44-27-06-00060.0040
 Names in which assessed: LUIS 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

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

THIRD 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

THIRD 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 #: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 (WIRASAMITA) 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. 14, 21, 28; Mar. 7, 14, 2025
 25-00651L

THIRD 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

THIRD 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

THIRD 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
 25-0065L

THIRD 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
 25-00658L

THIRD 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

--- ACTIONS ---
THIRD 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

FOURTH 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 #: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

SECOND 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

SECOND 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

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002875
 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

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002876
 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

--- ESTATE ---

SECOND 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

SECOND 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:
service@lawspart.com
February 21, 28, 2025 25-00717L

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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

SECOND 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

SECOND 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

Personal Representative:
Irma Labonte
15271 Floresta Lane
Fort Myers, FL 33908

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

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

--- TAX DEEDS / ACTIONS / PUBLIC SALES---

FOURTH 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.real-taxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00444L

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

FOURTH 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

FOURTH 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 MON-TOYA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00438L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002683
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 15-151 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 40 DB 259 PG 126 LOT 13 W 1/2 Strap Number 02-44-27-10-00040.013B
 Names in which assessed: BARBARA M SHARIEF
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00440L

FOURTH 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

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

FOURTH 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: 37-245 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 33 DB 259 PG 121 LOTS 2 + 3 Strap Number 11-44-27-09-00033.0020
 Names in which assessed: HARRY A SLAD, MAUREEN D SLAD
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00441L

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

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

FOURTH 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.real-taxdeed.com on 04/01/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 February 7, 14, 21, 28, 2025
 25-00439L

FOURTH 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: 37-238 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.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
 25-00452L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002671
 NOTICE IS HEREBY GIVEN that HMF FL E LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 60-27 Year of Issuance 2022 Description of Property VAN LOON COMMONS DESC IN INST#2007-141252 PH 8 BLDG 8 UNIT 204 Strap Number 07-44-24-C4-00808.0204
 Names in which assessed: EDWARD W FISCHER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
 25-00459L

FOURTH 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 32-45-24-01-000K.0250
 Names in which assessed: LULLY LLC, LUULY, LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
 25-00445L

THIRD 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 02-44-26-03-00042.0070
 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.real-taxdeed.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

FOURTH 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.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
 25-00453L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002671
 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 63-55 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 18 BLK.1273 PB 13 PG 104 LOTS 5 + 6 Strap Number 20-44-24-C2-01273.0050
 Names in which assessed: BLACK EAGLE CAPITAL MI-AMI LLC
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
 25-00460L

THIRD 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.real-taxdeed.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

THIRD 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: 12-963 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 42 PB 15 PG 59 LOT 2 Strap Number 02-44-26-08-00028.0350
 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.real-taxdeed.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

FOURTH 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.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
 25-00437L

FOURTH 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.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
 25-00446L

THIRD 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.real-taxdeed.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

THIRD 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.real-taxdeed.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

