

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Prime Storage - North Fort Myers Hancock 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 3/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Damion Germain unit #00110; Anna Dwyer unit #00176; Edith Button unit #00194; Kelsey Stickel unit #00313; Philip R Rollins unit #00329; Pamela Morrison unit #00383; Kendall Roman unit #00400; Kenneth Winchester unit #00491; Gregory Geffe unit #00502; Jeffrey Johns unit #3010; Anna Dwyer unit #3093; Robin Gresham unit #3191; Josh Burns unit #3218; Josh Burns unit #3220; North Fort Myers Hardware, LLC/Kristel Arshed unit #COM1; Ronald Merriman unit #R16. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
March 7, 14, 2025 25-00930L

FIRST INSERTION
PUBLIC NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Monday the 24th day of March 2025 at 9:00 AM. Said property is iStorage, 12859 McGregor Blvd. Ft. Myers, FL. 33919 Lee County. Christopher Wallen 2100 door, water cooler. Nina Therrien 1255 kitchen utensils, games, cooler, bins, household furniture. Jeffrey Munnis 862 tools, shelving, furniture, table, microwave. Daniel Slosek 607 drum, boxes, bags, clothes. Daniel Slosek 449 lamps, shoes, clothes, boxes, wall paintings. David Parker Jr. 800 household furniture, luggage, generator, cooler, bins, tools, bags, boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase by cash or credit/debit card per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
March 7, 14, 2025 25-00958L

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 Paradise Luxury Group located at 14111 Turtle Tracks Court in the City of Estero, Lee County, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of March, 2025.
Paradise Luxury Group Partners LLC
March 7, 2025 25-00953L

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 Harmony Dental Studio located at 9401 Fountain Medical Court, D-100 in the City of Bonita Springs, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of March, 2025.
Shadae Person
March 7, 2025 25-00964L

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 Aviato on Santa Barbara located at 216 Santa Barbara Blvd in the City of Cape Coral, Lee County, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of March, 2025.
Santa Barbara Blvd Opco LLC
March 7, 2025 25-00972L

FIRST INSERTION
NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
0075 - Hernandez, Omar; 0088C - Conlin, Dana; 0098 - Winstorm Shutters Hicks, Colin; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0307 - Florida Academy Chevelier, Chadwich; 0332 - society of st vincent de paul Moore, Kathleen; 0471 - Martinez, Lillian; 0476 - Edwards, Charisse; 0614 - Roper, Davonte; 0621 - Castillo, Norman; 0658 - Felix, Stephan; 0711 - Burow, Angelina; 0723 - Mattos Services LLC Mattos, Fabio; 0739 - Glover, DeAja; 0758 - Taylor, Jatesha; 0835 - Salazar, Ingrid; 0874 - Morton, Zachary; 0964 - Ward, Kiara; 1017 - Harris, Rodneria; 1345 - Bailey, Niquasia A; 1349 - Luneburg, Sabine; 1381 - Mesquita, Wilson; 1397 - Robinson, Alexander; RV1153 - Oglesbee, Keith
PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0010D - Hicks, Melvin; 0018D - MCARTHUR, BRUCE; 0084D - Hicks, Melvin; 0093E - Williams, Rebecca; 0105E - Dutton, Catherine; 1002G - Nixon, Jeffery; 1069 - Lopez, Sylvia; 4033G - Martin, Dawn
PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
0010 - Pineda, Claudia; 213 - Feliciano, Evaristo; 216 - Minuto, Doreen; 223 - Pickett, Patrick; 398 - Bordeaux, April; 483 - Bolanos, Karol; 944 - Gava, Oacyr
PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
C426 - Demeyere, Cody; D519 - Lampila, Jeffrey; D55276 - Fowler, Alexandra
PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1008 - Padin, Juan; 1081 - Exilhomme, Aphomide; 3021 - Shachok, Mary; 3205 - Katz, Robert
PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
B016 - Duvras, Jerome; B021 - Linares, Jhon; D006 - Deltore, Junior; D055 - morrison, kensy; E006 - Pyles, Rebecca Rivera; E048 - samedifede, Jordine; F058 - Pelican Home Improvements Smith, Larry; H008 - Brown, Michael; H041 - Gloster, Christopher
PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
C050 - Rivera, Nathalie; C054 - Cyr, Pam; D102 - Miranda, Natalia; D135 - Robinson, Katwila; E167 - Davis, Nicholas; E184 - Cook, Paul; G230 - boyd, Rudolph; G246 - Tomas, Lesli; H297 - Duenas, Terry; I348 - Green, Alexis; I351 - askew, William; K433 - Seymore, Brantia; L455 - Wells, Sara; L485 - Floral Artistry The Islands Inc. Kox, Frans
PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
1016 - Araujo, Josh; 1026 - Serrano, Ana; 1058 - Johnson, Natalie; 1113 - Suthard, Frances; 1117 - Benson, Andy; 1132 - Chaverri, Jonathon; 2018 - Fernandez, Katie; 2073 - Cerda, Arron; 2111 - Morton, Patricia L.; 2171 - McKee, Elizabeth; 2205 - Sprague, Justin; 2232 - Powell, Keely; 3012 - Vaughn, Courtney; 3013 - Nunez, Noel; 3029 - Hernandez, Corey; 3112 - Navarro, Jennifer; 3118 - Sullivan Sr., James; 316465 - Stern, Aaron; 3166 - Jabr, Hayat
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
March 7, 14, 2025 25-00946L

FIRST INSERTION
NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
1128 - Young, Sharaya; 1271 - GARZA, YESENIA; 2111 - Olson, Erik; 2148 - Herrera, Norman; 2174 - Campos, Tiera; 2185 - Cardenas, Jocelyn; 2192 - Scott, Audberto; 2275 - Alvarado, Maria; 2284 - LARA, JOE B; 3013 - Dixon, Justin; 3143 - toles, Spencer; 3163 - Milanes, Brian; 3171 - Bethencourt, Alexandra; 3218 - Paulino, Jose; 3270 - Chai, Alfred
PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
1024 - Allen, Jordan; 1175 - Ruilova, Jesus; 2124 - Carden, Kevin B.; 2360 - Cooper, Ian; 2368 - Varry, Marnie
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
March 7, 14, 2025 25-00947L

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 Mercer Investment Properties located at 4210 Metro Parkway, Suite 100 in the City of Fort Myers, Lee County, FL 33916 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of February, 2025.
CRE Commercial LLC
Randal L Mercer
March 7, 2025 25-00948L

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 Aviato on Santa Barbara located at 216 Santa Barbara Blvd in the City of Cape Coral, Lee County, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of March, 2025.
Pondella Road Opco LLC
March 7, 2025 25-00968L

FIRST INSERTION
Notice of Public Sale
Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999
Sale Date March 28, 2025 @ 10:00 am
3411 NW 9th Ave #707 Ft Lauderdale FL 33309 V13168 2001 RNK FL9622LM Hull ID#: RNK669321001 in/outboard pleasure gas fiberglass 36ft R/O Lafayette Federal Credit Union and/or Daryl William Becker Lienor: Salty Sam's Marina 2500 Main St Ft Myers Fl
March 7, 14, 2025 25-00931L

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bonita Beach Medical Massage located at 8891 Brighton Lane suite 114 in the City of Bonita Springs, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of March, 2025.
Awakened Somatic Institute, LLC
Lisa Matulka
March 7, 2025 25-00975L

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Prime Storage - North Fort Myers 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 3/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. A-Team Electric/Anthony Rosado unit #625. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
March 7, 14, 2025 25-00929L

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 Golf Ambassador Mobility Experts located at 8891 Brighton Lane suite 114 in the City of Bonita Springs, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of March, 2025.
Awakened Somatic Institute, LLC
Lisa Matulka
March 7, 2025 25-00974L

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that KACHELINE & EBERT VETERINARY ASSOCIATES, LLC, OWNER, desiring to engage in business under the fictitious name of STILL WATERS VETERINARY CENTER located at 4400 CLEVELAND AVE, FORT MYERS, FLORIDA 33901 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 7, 2025 25-00951L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #: 2024002991
NOTICE IS HEREBY GIVEN that Galen E Mulrooney the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 10-211 Year of Issuance 2022 Description of Property ROSEMARY PARK # 2 RESUB E 1/2 BLK C PB 8 PG 32 LOT 2 Strap Number 26-47-25-B3-0040C.0020
Names in which assessed: Juana Flores
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025 25-00861L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #: 2024003034
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: 10-831 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 79 PB 15 PG 58 LOT 1 Strap Number 01-44-26-08-00079.0010
Names in which assessed: MAXINE A VANBUSKIRK
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025 25-00863L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #: 2024003012
NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 18-020977 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 4 BLK 13 PB 20 PG 71 LOT 50 Strap Number 35-45-27-04-00013.0500
Names in which assessed: JOYCE M FREIMUTH, JOYCE MARIE FREIMUTH, MARRI-ANNE P WELLS
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025 25-00874L

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that SHIVANI INC, OWNER, desiring to engage in business under the fictitious name of TRAVEL INN located at 2939 CLEVELAND AVENUE, FORT MYERS, FLORIDA 33901 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 7, 2025 25-00952L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #: 2024003033
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: 10-807 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 70 PB 15 PG 58 LOT 16 Strap Number 01-44-26-07-00070.0160
Names in which assessed: CAROLINE FLESCHE, CAROLINE M FLESCHE, L FLESCHE, LEO T FLESCHE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025 25-00862L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #: 2024003030
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: 17-363 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 23 PB 15 PG 32 LOT 7 Strap Number 22-44-27-07-00023.0070
Names in which assessed: BO COATES
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025 25-00871L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #: 2024003001
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: 18-030621 Year of Issuance 2018 Description of Property CAPE CORAL UNIT 62 BLK 3097 PB 21 PG 35 LOT 17 Strap Number 26-44-23-C2-03097.0170
Names in which assessed: BAYWOOD CONSTRUCTION INC, BAYWOOD CONSTRUCTION, 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025 25-00875L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024003042
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: 10-949 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 31 PB 15 PG 59 LOT 14 Strap Number 02-44-26-04-00031.0140

Names in which assessed: Judith A Nothof, JUDITH NOTHOF, VIRGINIA HOFF

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00864L

FIRST INSERTION

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

Tax Deed #:2024003048
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: 11-120 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 7 PB 26 PG 4 LOT 3 Strap Number 03-44-26-02-00007.0030

Names in which assessed: NANCY A KIELAR, STANLEY J KIELAR 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00865L

FIRST INSERTION

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

Tax Deed #:2024002915
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: 14-157 Year of Issuance 2022 Description of Property LEHIGH ESTATES UNIT 3 BLK 24 PB 15 PG 83 LOT 3 Strap Number 05-45-26-03-00024.0030

Names in which assessed: DULCE NOHEMI GAMEZ LUNA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00867L

FIRST INSERTION

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

Tax Deed #:2024003011
NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-020712 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 10 BLK 52 PB 18 PG 133 LOT 20 Strap Number 27-45-27-10-00052.0200

Names in which assessed: MARGARET C CASWELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00873L

FIRST INSERTION

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

Tax Deed #:2024003041
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-547 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 57 PB 15 PG 179 LOT 11 Strap Number 01-45-27-10-00057.0110

Names in which assessed: David P Oakley, DAVID PAUL OAKLEY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00888L

FIRST INSERTION

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

Tax Deed #:2024003046
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-654 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.25 PB 15 PG 192 LOT 22 Strap Number 02-45-27-04-00025.0220

Names in which assessed: LOIS PELLEGRINO, MARY ANN WHITE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00892L

FIRST INSERTION

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

Tax Deed #:2024003027
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: 11-354 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 58 PB 15 PG 60 LOT 19 Strap Number 11-44-26-07-00058.0190

Names in which assessed: ZEBEDEE T CLARKE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00866L

FIRST INSERTION

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

Tax Deed #:2024003043
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: 15-172 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 13 BLK 49 PB 20 PG 16 LOT 19 Strap Number 02-44-27-13-00049.0190

Names in which assessed: EURO MEVIUS 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00868L

FIRST INSERTION

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

Tax Deed #:2024003023
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: 15-443 Year of Issuance 2022 Description of Property GREENBRIAR UT 9 PART N BLK 45 PB 27 PG 15 LOT 17 Strap Number 03-44-27-13-00045.0170

Names in which assessed: DALE G YOZAMP

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00869L

FIRST INSERTION

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

Tax Deed #:2024003029
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: 16-698 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK.48 DB 254 PG 75 LOT 13 W 1/2 Strap Number 15-44-27-12-00048.013A

Names in which assessed: JOSE LUIS CORDOVA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00870L

FIRST INSERTION

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

Tax Deed #:2024003031
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: 17-926 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.17 DB 252 PG 466 LOT 15 Strap Number 28-44-27-05-00017.0150

Names in which assessed: KENNETH J KRAMER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00872L

FIRST INSERTION

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

Tax Deed #:2024003033
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-410 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK.1 PB 15 PG 170 LOT 15 Strap Number 01-45-27-01-00001.0150

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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00877L

FIRST INSERTION

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

Tax Deed #:2024002987
NOTICE IS HEREBY GIVEN that FLORIDA TAX CERTIFICATE FUND, 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: 18-146 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 3 DB 247 PG 226 LOT 3 Strap Number 33-44-27-01-00003.0030

Names in which assessed: DAVID A BROWN, EDA D 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00876L

FIRST INSERTION

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

Tax Deed #:2024003020
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-525 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 48 PB 15 PG 177 LOT 1 Strap Number 01-45-27-08-00048.0010

Names in which assessed: FELIX A CRUZ, GABRIELA ROCIO GORDON SALVAITERA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00887L

FIRST INSERTION

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

Tax Deed #:2024003022
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-631 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 14 PB 15 PG 189 LOT 3 Strap Number 02-45-27-02-00014.0030

Names in which assessed: WINIFRED G DENNISTON, WINIFRED G DENNISTON ESTATE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00891L

FIRST INSERTION

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

Tax Deed #:2024003024
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-800 Year of Issuance 2022 Description of Property TWIN LAKE ESTATES UNIT 5 BLK.15 PB 15 PG 211 LOT 7 Strap Number 03-45-27-05-00015.0070

Names in which assessed: ANNIE B RAMSAY, ANNIE B RAMSEY, E LEIGH RAMSAY, E LEIGH RAMSEY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00894L

FIRST INSERTION

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

Tax Deed #:2024003000
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: 19-024995 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 36 BLK 2300A PB 16 PG 122 LOT 37 Strap Number 25-43-23-C4-02300.A370

Names in which assessed: AQ FL LAND LLC, AQ FL LAND, 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00900L

FIRST INSERTION

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

Tax Deed #:2024003003
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: 19-032639 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 31 BLK 2013 PB 14 PG 151 LOT 6 Strap Number 07-44-24-C1-02013.0060

Names in which assessed: MARK A WILSON, MARK WILSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00903L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000373 Division Probate IN RE: ESTATE OF GREGORY GIRARD GRAY Deceased.

The administration of the estate of GREGORY GIRARD GRAY, deceased, whose date of death was December 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. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 March 7, 2025.

Personal Representative: CYNTHIA ZOLMAN
1020 E Walton Blvd
Pontiac, Michigan 48340
Attorney for Personal Representative: Alan M. Celej, Attorney
Florida Bar Number: 1024890
12730 McGregor Boulevard
Fort Myers, FL 33919
Telephone: (239) 266-2619
Fax: (239) 309-0557
E-Mail: acelej@celejlaw.com
March 7, 14, 2025 25-00967L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000566 IN RE: ESTATE OF MARIE JUNETTE SONCEAU, Deceased.

The administration of the estate of MARIE JUNETTE SONCEAU, deceased, whose date of death was November 28, 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 SEC-

TION 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: March 7, 2025.

RODDY MENARD
Personal Representative
4628 Jane Avenue North
Lehigh Acres, FL 33971
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.L.C.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriversa@hnh-law.com
March 7, 14, 2025 25-00979L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024003050
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-807 Year of Issuance 2022 Description of Property TWIN LAKES ESTATES UNIT 7 BLK 25 PB 15 PG 213 LOT 23 Strap Number 03-45-27-07-00025.0230 Names in which assessed: CHRYSANTHE BARTZIS, DAVID GILCHRIST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00895L

FIRST INSERTION

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

Tax Deed #:2024003051
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-827 Year of Issuance 2022 Description of Property TWINLAKE ESTATES UNIT 9 BLK 35 PB 15 PG 215 LOT 12 Strap Number 03-45-27-09-00035.0120 Names in which assessed: ALAN WOHL, J SANFORD WOHL, MICHAEL WOHL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00896L

FIRST INSERTION

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

Tax Deed #:2024003052
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-846 Year of Issuance 2022 Description of Property TWIN LAKE ESTATES UNIT 11 BLK 45 PB 15 PG 217 LOT 20 Strap Number 03-45-27-11-00045.0200 Names in which assessed: GARY B BEREDO, JENNIFER BEREDO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00898L

FIRST INSERTION

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

Tax Deed #:2024003002
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: 19-024987 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 36 BLK 2300A PB 16 PG 122 LOT 17 Strap Number 25-43-23-C4-02300.A170 Names in which assessed: MARILYN C SCHROYER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00899L

FIRST INSERTION

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

Tax Deed #:2024003009
NOTICE IS HEREBY GIVEN that JOHN & JULIA RIHARB STEP ONE HOLDINGS 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: 19-029854 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 37 BLK 2576 PB 17 PG 21 LOT 27 Strap Number 11-44-23-C4-02576.0270 Names in which assessed: MANUEL COPLAND

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00901L

FIRST INSERTION

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

Tax Deed #:2024002994
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: 20-019 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 18 BLK 83 PB 15 PG 240 LOT 12 Strap Number 12-45-27-18-00083.0120 Names in which assessed: PALMETTO LAND HOLDINGS, 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00907L

FIRST INSERTION

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

Tax Deed #:2024003036
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-440 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 15 PB 15 PG 171 LOT 14 Strap Number 01-45-27-02-00015.0140 Names in which assessed: SHARYL SCHULTZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00878L

FIRST INSERTION

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

Tax Deed #:2024003014
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-451 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 19 PB 15 PG 172 LOT 2 Strap Number 01-45-27-03-00019.0020 Names in which assessed: HARRY SINE, JUNE M SINE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00879L

FIRST INSERTION

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

Tax Deed #:2024003015
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-453 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 19 PB 15 PG 172 LOT 13 Strap Number 01-45-27-03-00019.0130 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00880L

FIRST INSERTION

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

Tax Deed #:2024003037
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-485 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK.35 PB 15 PG 175 LOT 14 Strap Number 01-45-27-06-00035.0140 Names in which assessed: SANDRA J ROEHM

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00881L

FIRST INSERTION

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

Tax Deed #:2024003017
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-489 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 36 PB 15 PG 175 LOT 9 Strap Number 01-45-27-06-00036.0090 Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00882L

FIRST INSERTION

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

Tax Deed #:2024003018
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-512 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 42 PB 15 PG 176 LOT 6 Strap Number 01-45-27-07-00042.0060 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00883L

FIRST INSERTION

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

Tax Deed #:2024003019
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-515 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 44 PB 15 PG 177 LOT 11 Strap Number 01-45-27-08-00044.0110 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00884L

FIRST INSERTION

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

Tax Deed #:2024003044
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-606 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 4 PB 15 PG 187 LOT 10 Strap Number 02-45-27-01-00004.0100 Names in which assessed: HELEN WYDICK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00889L

FIRST INSERTION

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

Tax Deed #:2024003047
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-671 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.33 PB 15 PG 193 LOT 35 Strap Number 02-45-27-05-00033.0350 Names in which assessed: EVELYN E ST HILAIRE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00893L

FIRST INSERTION

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

Tax Deed #:2024003025
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-833 Year of Issuance 2022 Description of Property TWIN LAKE ESTATES UNIT 10 BLK 38 PB 15 PG 216 LOT 9 Strap Number 03-45-27-10-00038.0090 Names in which assessed: THERESA CASTRO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00897L

FIRST INSERTION

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

Tax Deed #:2024003007
NOTICE IS HEREBY GIVEN that JUANA FLORES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-029588 Year of Issuance 2020 Description of Property CAPE CORAL UNIT 36 BLK 2327A PB 16 PG 125 LOT 32 Strap Number 25-43-23-C1-02327.A330 Names in which assessed: VALENTIN DOMINGUEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00908L

FIRST INSERTION

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

Tax Deed #:2024003008
NOTICE IS HEREBY GIVEN that JUANA FLORES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-021612 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 36 BLK 2327A PB 16 PG 125 LOT 33 Strap Number 25-43-23-C1-02327.A330 Names in which assessed: VALENTIN DOMINGUEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
March 7, 14, 21, 28, 2025

25-00911L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-287
IN RE: ESTATE OF JOHN W. PARKS
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 John W. Parks, deceased, File Number 25-CP-287, by the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was November 1, 2024; that the total value of the estate which is

exempt property and homestead property, is \$195,223.00, and that the names and addresses of those to whom it has been assigned by such order are:
NAME ADDRESS
Valerie K. Griffith
4501 Pilgrims Way E
Estero, Florida 33928
Larry G. Parks
537 Cambridge Park N
Maumee, Ohio 43537
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED

WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is March 7, 2025.
Person Giving Notice:
Valerie K. Griffith
4501 Pilgrims Way E
Estero, Florida 33928
Attorney for Person Giving Notice:
Britton G. Swank, Esq.
Florida Bar Number: 0651591
BRITTON G. SWANK, P.A.
10175 Six Mile Cypress Parkway, Ste. 4
Fort Myers, Florida 33966
Telephone: (239) 208-3040
Fax: (239) 288-5570
E-Mail: ptg@swankelderlaw.com
Second E-Mail: service@swankelderlaw.com
March 7, 14, 2025 25-00977L

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

TAX DEEDS

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002985
 NOTICE IS HEREBY GIVEN that FLORIDA TAX CERTIFICATE FUND, 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: 69-47 Year of Issuance 2022 Description of Property BEACH HARBOUR CONDO OR 1781 PG 3102-3146 UNIT 102 Strap Number 08-45-24-C1-02400.1020
 Names in which assessed: CHERYL VANDE VOORDE, GARY VANDE VOORDE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00914L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002955
 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: 75-89 Year of Issuance 2022 Description of Property FAIRWAY WOODS AT THE FOREST SEC 1 OR 1866 PG 644 BLDG 2 UNIT 206 Strap Number 01-46-24-17-00002.2060
 Names in which assessed: PHYLLIS A. ROBISON TRUST DATED APRIL 25, 2002
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00916L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002981
 NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 21-021613 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 36 BLK 2327A PB 16 PG 128 LOTS 34 + 35 Strap Number 25-43-23-C1-02327.A340
 Names in which assessed: CARMELA PETRUCCELLI, DANIEL PETRUCCELLI, MICHAEL D PETRUCCELLI ES-TATE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00912L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002997
 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: 19-997 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 16 BLK.74 PB 15 PG 238 LOT 19 Strap Number 12-45-27-16-00074.0190
 Names in which assessed: BEVERLY E HARRIS, BEVERLY HARRIS, DAWSON N BENTZ, DONALD G REDFIELD, STACY REDFIELD ESTATE
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00905L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024003005
 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: 19-032634 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 31 BLK 2011 PB 14 PG 151 LOT 73 Strap Number 07-44-24-C1-02011.0730
 Names in which assessed: MARY FRANCES BRIDGES, MARY FRANCES BRIGES, ROBERT E WOMACK
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00902L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024003039
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-517 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 45 PB 15 PG 177 LOT 6 Strap Number 01-45-27-08-00045.0060
 Names in which assessed: RAYMOND R SANGSTER, RAYMOND ROOSEVELT SANGSTER, SHARON SANGSTER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00886L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024003045
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-619 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 10 PB 15 PG 188 LOT 13 Strap Number 02-45-27-01-00010.0130
 Names in which assessed: MARILYN L SCHMIDT LIVING TRUST DATED MAY 31, 1990, MARILYN L SCHMIDT TRUST, STANLEY & LINDA SCOTT MARITAL TRUST, STANLEY AND LINDA SCOTT MARITAL TRUST DATED SEPTEMBER 19, 2012
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00890L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002978
 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: 20-016637 Year of Issuance 2020 Description of Property BRIARCLIFF UNIT 3 UNREC OR 728 PG 685 S 1/2 LOT 27 LESS E 30 FT RD R/W LESS ROW TAKING OR 3851 PG 2951 Strap Number 31-45-25-01-00000.027A
 Names in which assessed: JERRI L ANDERSON, JERRI LYNN ANDERSON, LEONARD W ANDERSON, LEONARD WILLIAM ANDERSON
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00906L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024003038
 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 18-516 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 45 PB 15 PG 177 LOT 5 Strap Number 01-45-27-08-00045.0050
 Names in which assessed: RAYMOND R SANGSTER, RAYMOND R SANGSTER, RAYMOND ROOSEVELT SANGSTER, SHARON SANGSTER, SHARON SANGSTER
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00885L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024003010
 NOTICE IS HEREBY GIVEN that PALLUM 401K PLAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 19-140 Year of Issuance 2022 Description of Property SOUTHWOOD UNIT 19 BLK 95 PB 26 PG 82 LOT 2 Strap Number 08-45-27-19-00095.0020
 Names in which assessed: BETTY E HANG, CHUNG S HANG, EAGLEVIEW FINANCIAL SERVICES LLC, GOLDO- OME CREDIT CORP, GOLDO- OME CREDIT 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00904L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002998
 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: 20-081 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK.19 PB 18 PG 21 LOT 10 Strap Number 13-45-27-03-00019.0100
 Names in which assessed: GABRIEL ACOSTA, JUAN GABRIEL ACOSTA, MARVIN ACOSTA, MIREYA AMPARA GABRIELA ACOSTA, MONICA AYALA
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00909L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002980
 NOTICE IS HEREBY GIVEN that Brian Moore the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 76-51 Year of Issuance 2022 Description of Property CINNAMON COVE VILLAS CONDO OR 1641 PG 2106 UNIT 3020 Strap Number 06-46-24-17-00000.3020
 Names in which assessed: KAREN GOETZ, RONALD GOETZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00917L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002983
 NOTICE IS HEREBY GIVEN that XIAOJUN SUN AMAZON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 21-001915 Year of Issuance 2021 Description of Property GEARYS ADDN.TO MATLACHA PB 9 PG 4 SELY 20 FT LOT 0 Strap Number 24-44-22-05-01000.000A
 Names in which assessed: 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00910L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002967
 NOTICE IS HEREBY GIVEN that Conache 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: 57-0 Year of Issuance 2022 Description of Property GULF SHORES ESTATES UNREC OR 490 PG 648 LOT 116 Strap Number 03-45-22-01-00000.1160
 Names in which assessed: HARRY ROQUE ZORRILLA ENRIQUEZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00913L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002992
 NOTICE IS HEREBY GIVEN that Galen E Mulrooney the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 75-34 Year of Issuance 2022 Description of Property LAGUNA LAKES DESC IN PB 74 PGS 1-8 LOT 205 Strap Number 33-45-24-15-00000.2050
 Names in which assessed: NAVEEN MATHUR, SAPNA MATHUR
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00915L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002996
 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: 93-46 Year of Issuance 2022 Description of Property AMERICA OUTDOORS CAMPER RESORT 1 CONDO BLK W OR 1673 PG 2487 UNIT 82 Strap Number 07-46-25-04-00W00.0820
 Names in which assessed: EDMOND J. VALOIS REVOCABLE TRUST UNDER AGREEMENT DATED MARCH 16, 2018
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00918L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA PROBATE DIVISION
Case No. 2025-CP-000441
IN RE: THE ESTATE OF TERRANCE BRENT LINDERS, deceased
 The administration of the Estate of Terrance Brent Linders, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is March 7, 2025.
Personal Representative:
William Bruce Linders
 Attorney for Personal Representative:
 Jack Pankow, Esquire
 5230-2 Clayton Court
 Fort Myers, FL 33907
 Telephone: 239-334-4774
 FL Bar # 164247
 March 7, 14, 2025
 25-00926L

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-650
IN RE: ESTATE OF GARY NELSON RESSLER, Deceased.
 The administration of the Estate of GARY NELSON RESSLER, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The first publication of this notice is March 7, 2025.
SHELLY JO SIPP
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
 March 7, 14, 2025
 25-00927L

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 Aviato on Evans located at 3735 Evans Ave in the City of Fort Myers, Lee County, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 4th day of March, 2025.
 Evans Avenue Opco LLC
 March 7, 2025
 25-00973L

FIRST INSERTION
PUBLIC NOTICE OF SALE
 NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Monday the 24th day of March, 2025 at 2:00 PM. Said property is iStorage, 14251 N Cleveland Ave, North Fort Myers, FL, 33903-3802 Ashley Williams 3173 Household items. LEE CUMMINS 0004 Household items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
 March 7, 14, 2025
 25-00971L

FIRST INSERTION
NOTICE OF SUSPENSION
 To: JASMIE HERNANDEZ
 Case: CD202411916/D 3315415
 A Notice of Suspension 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.
 March 7, 14, 21, 28, 2025
 25-00980L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002998
 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: 19-140 Year of Issuance 2022 Description of Property SOUTHWOOD UNIT 19 BLK 95 PB 26 PG 82 LOT 2 Strap Number 08-45-27-19-00095.0020
 Names in which assessed: BETTY E HANG, CHUNG S HANG, EAGLEVIEW FINANCIAL SERVICES LLC, GOLDO- OME CREDIT CORP, GOLDO- OME CREDIT 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00904L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2024002980
 NOTICE IS HEREBY GIVEN that Brian Moore the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 76-51 Year of Issuance 2022 Description of Property CINNAMON COVE VILLAS CONDO OR 1641 PG 2106 UNIT 3020 Strap Number 06-46-24-17-00000.3020
 Names in which assessed: KAREN GOETZ, RONALD GOETZ
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 March 7, 14, 21, 28, 2025
 25-00917L

SAVE TIME

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

LV20906_V11

SAVE TIME

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000626
Division P(7)
IN RE: ESTATE OF
WILLIAM RICHARD ELLIOTT
Deceased.

The administration of the estate of William Richard Elliott, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 March 7, 2025.

Personal Representative:
/s/ Daniel J. Edwards
DANIEL J. EDWARDS
190 Kings Ridge Ct.
Southern Pines, North Carolina 28387
Attorney for Personal Representative:
/s/ Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN,
RICE, PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail:
lmintz@gbclaw.com
March 7, 14, 2025 25-00941L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000525
IN RE: ESTATE OF
VIVIAN EDWARDS,
Deceased.

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

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

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

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

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

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

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

Personal Representative:
/s/ Daniel J. Edwards
DANIEL J. EDWARDS
190 Kings Ridge Ct.
Southern Pines, North Carolina 28387
Attorney for Personal Representative:
/s/ Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN,
RICE, PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail:
lmintz@gbclaw.com
March 7, 14, 2025 25-00942L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0582
Division Probate
IN RE: ESTATE OF
MARGARET ANN HOGAN
Deceased.

The administration of the estate of Margaret Ann Hogan, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 March 7, 2025.

Personal Representative:
Kimberly O'Neil
4394 Bismark Way
Naples, Florida 34119
Attorney for Personal Representative:
Jeffrey R. Grant, Attorney
Florida Bar Number: 63918
Grant Cottrell, PLLC
5147 Castello Drive
Naples, FL 34103
Telephone: (239) 649-4848
Fax: (239) 643-9810
E-Mail: jeff@grantcottrell.com
Secondary E-Mail:
jennifer@grantcottrell.com
March 7, 14, 2025 25-00925L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-637
Division Probate
IN RE: ESTATE OF
JANET B. ROOT
Deceased.

The administration of the estate of Janet B. Root, deceased, whose date of death was January 19, 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 March 7, 2025.

Personal Representative:
Michael C. Robinson
211 Main Street
Antwerp, New York 13608
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
March 7, 14, 2025 25-00928L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000640
Division Probate
IN RE: ESTATE OF
KENNETH J. MEEKINS
Deceased.

The administration of the estate of Kenneth J. Meekins, 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 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 March 7, 2025.

Personal Representative:
Chris P. Meekins
1870 Briardliff Circle NE, Apt. A
Atlanta, Georgia 30329
Attorney for Personal Representative:
Eviانا 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
March 7, 14, 2025 25-00924L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000521
IN RE: ESTATE OF
ROBERT W. MCCORKLE
Deceased.

The administration of the estate of Robert W. McCorkle, deceased, whose date of death was December 26, 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 March 7, 2025.

Personal Representative:
Kelly L. Bowers
3621 Sudbury Lane
Bonita Springs, Florida 34134
Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardson sellers.com
March 7, 14, 2025 25-00943L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-153
Division Probate
IN RE: ESTATE OF
ANTHONY EDWARD
ROSENZWEIG
Deceased.

The administration of the estate of ANTHONY EDWARD ROSENZWEIG, deceased, whose date of death was March 5, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor, 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 March 7, 2025.

Personal Representative:
/s/ James Carr
James Carr
16010 Carver Gardens Drive
Fort Myers, Florida 33908
Attorney for Personal Representative:
/s/ Chad E. Brocato, Sr.
Chad E. Brocato, Sr., Esq.
Florida Bar Number: 110730
Moiguer Brocato Law
110 SE 6th Street, 17th Floor
Fort Lauderdale, Florida 33301
Telephone: (954) 998-7914
Fax: (786) 800-9488
E-Mail: service@mylawyer.legal
Secondary E-Mail:
chad@mylawyer.legal
March 7, 14, 2025 25-00923L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-3867
Division P(3)
IN RE: ESTATE OF
VICTOR BERNARD HALLBERG
A/K/A VICTOR B. HALLBERG,
Deceased.

The administration of the estate of VICTOR BERNARD HALLBERG a/k/a VICTOR B. HALLBERG, deceased, whose date of death was November 4, 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 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.

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.

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, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 March 7, 2025.

Personal Representative:
KENNETH J. KOOS
c/o Todd L. Bradley, Esq.
CUMMINGS & LOCKWOOD LLC
P.O. Box 413032
Naples, Florida 34101-3032
Attorney for Personal Representative:
TODD L. BRADLEY, ESQ.
Florida Bar Number: 0898007
CUMMINGS & LOCKWOOD LLC
P.O. Box 413032
Naples, Florida 34101-3032
Telephone: (239) 262-8311
E-Mail: tbradley@cl-law.com
Secondary E-Mail:
msmith@cl-law.com
8674054.1.docx 2/27/2025
March 7, 14, 2025 25-00935L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000510
Division: Probate
IN RE: ESTATE OF
VINCENT BERNARD KELLY, SR.,
a/k/a VINCENT B. KELLY, SR.,
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 Vincent Bernard Kelly, Sr., a/k/a Vincent B. Kelly, deceased, File Number 25-CP-000510, 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 July 24, 2024; that the total value of the Estate is \$55,445.25; and that the names and addresses of those to whom it has been assigned by such Order are:
Name Address
Alicia M. Persichilli, as Trustee of the Vincent B. Kelly, Sr. Revocable Trust, dated August 27, 2018
8471 Casa Del Rio Lane
Fort Myers, FL 33919
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 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 March 7, 2025.

Personal Giving Notice:
Alicia M. Persichilli
8471 Casa Del Rio Lane
Fort Myers, FL 33919
Attorney for Person 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: kevinkyle@gskattorneys.com
01027619.DOC/1
March 7, 14, 2025 25-00932L

SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR LEE
COUNTY, FLORIDA
PROBATE ACTION
Case No.: 25-CP-000671
IN RE: ESTATE OF:
MICHAEL H. LARSON,
Deceased.

The administration of the Estate of MICHAEL H. LARSON, whose date of death was on or around November 19, 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 THREE (3) MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Mark Clark,
Personal Representative
97 Brushy Mountain Rd.
East Stroudsburg, PA 18301
John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
March 7, 14, 2025 25-00955L

RACHAEL M. ELDRIDGE,
Petitioner
Carlena E. Hull
Attorney for Petitioner(s)
Florida Bar No.: 1024079
9240 Bonita Beach Rd., Suite 1117
Bonita Springs, FL 34135
Telephone: (239) 220-3100
Email: carlena@costpluslegal.com
March 7, 14, 2025 25-00955L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

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

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated January 23, 2025 and an Order Canceling and Rescheduling Foreclosure Sale dated February 26, 2025, entered in Civil Case No.: 24-CA-005475 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and SERGIO VELA, JR.; MARTA L. GONZALEZ; UNITED STATES OF AMERICA, are Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 8th day of May, 2025, the following described real property as set forth in said Judgment, to wit:

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

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

WITNESS my hand and the seal of the court on 02/27/2025.

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

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard,
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030;
Facsimile: (954) 420-5187
24-51333
March 7, 14, 2025 25-00921L

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL IN AND FOR
LEE COUNTY, FLORIDA
File No. 2025-CP-451
Probate Division
IN RE: ESTATE OF
MICHAEL W. CLARK,
Deceased.

The administration of the estate of MICHAEL W. CLARK, deceased, whose date of death was February 3, 2025, is pending in the Clerk of Courts - Probate, the address of which is 1700 Monroe St., Ft. Myers, FL 33907. The names and addresses of the personal representative and of 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 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

Mark Clark,
Personal Representative
97 Brushy Mountain Rd.
East Stroudsburg, PA 18301
John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
March 7, 14, 2025 25-00933L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000046
IN RE: ESTATE OF
AVA THOMAS HULETT

The administration of the estate of AVA THOMAS HULETT, deceased, whose date of death was June 15, 2024; File Number 25-CP-000046, 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: March 7, 2025.

JAMES BRADLEY HULETT
Personal Representative
19428 La Serena Drive
Estero, FL 33967
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
EServe for all attorneys listed above:
GADService@GendersAlvarez.com
March 7, 14, 2025 25-00934L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000280
IN RE: ESTATE OF
MACKENZIE SKYLER DUFFY,
Deceased.

The administration of the estate of MACKENZIE SKYLER DUFFY, deceased, whose date of death was October 10, 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: March 7, 2025.

KYERSTIE CONRAD
Personal Representative
Kyerstie Conrad
North Fort Myers, FL 33917
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
March 7, 14, 2025 25-00945L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000444
IN RE: ESTATE OF
LEIGH ANNE ALLEGRA
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 Leigh Anne Allegra, deceased, File Number 25-CP-000444, 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 January 3, 2025; that the total value of the estate is \$322,000.00, all of which is considered exempt homestead property, and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Alyxandra L. Colgrove
14120 Alico Rd.
Fort Myers, FL 33913
Dani A. Allegra
17498 Old Harmony Way, #202
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

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-169
Division Probate
IN RE: ESTATE OF
DANNY LEE MONTEE A/K/A
DANNY L. MONTEE
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 Danny Lee Montee a/k/a Danny L. Montee, deceased, File Number 25-CP-169, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was June 22, 2024; that the total value of the estate is [exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Babette Montee
249 Henry Street
Burlington, WI 53105
Bonnie Leigh Bauman
249 Henry Street
Burlington, WI 53105
Christopher Spaight
14440 Ferry Road
Grantsburg, WI 54840
Nichole Marie Mittelstaedt
W189 S8973 Creekside Court
Muskego, WI 53150

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.

Personal Representative:
Babette Montee
249 Henry Street
Burlington, Wisconsin 53105
Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
March 7, 14, 2025 25-00961L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-609
Division Probate
IN RE: ESTATE OF
CHARLES ARTHUR MORRISON
Deceased.

The administration of the estate of Charles Arthur Morrison, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 March 7, 2025.

Personal Representative:
Jeffrey S. Morrison
2713 Beach Blvd S
Gulfport, Florida 33707
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
March 7, 14, 2025 25-00950L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000506
Division: Probate
IN RE: ESTATE OF
JOYCE M. KING HUGHES,
Deceased.

The administration of the estate of Joyce M. King Hughes, deceased, whose date of death was December 28, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000565
Division Probate
IN RE: ESTATE OF
JOSEPH A. LOVERRO
(a/k/a JOSEPH LOVERRO),
Deceased.

The administration of the estate of Joseph A. Loverro, deceased, whose date of death was December 25, 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., 2nd Floor, 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 March 7, 2025.

Personal Representative:
Joan Loverro Reed
c/o Dunwoody White & Landon, P.A.
4001 Tamiami Trail North, Suite 200
Naples, FL 34103
Attorneys for Personal Representative:
DUNWODY WHITE & LANDON, P.A.
ALFRED J. STASHIS, JR., ESQ.
Florida Bar Number: 14772
Gregory F. Szot
Florida Bar Number: 42547
4001 Tamiami Trail North, Suite 200
Naples, FL 34103
Telephone: (239) 263-5885
Fax: (239) 262-1442
March 7, 14, 2025 25-00956L

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 March 7, 2025.

Personal Representatives:
Kelly L. Landis
1633 Ardmore Rd.
Fort Myers, FL 33901
Karol J. Sabo
2731 Walkers Creek Rd.
Bland, VA 24315
Attorney for Personal Representatives:
Joe C. Cuffel
Attorney for Personal Representatives
Florida Bar Number: 1019964
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
E-Mail:
joecuffel@gskattorneys.com
01036906.DOC/1
March 7, 14, 2025 25-00944L

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

or email legal@businessobserverfl.com

Business
Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-CP-655
Division: Probate
IN RE: ESTATE OF DONALD HUGH SANDFORD, 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 Donald Hugh Sandford, deceased, File Number 25-CP-655, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was August 14, 2024; that the total value of the Estate is \$36,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
 Kyle Lee Ingram
 606 Mohawk Parkway,
 Cape Coral, FL 33914

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

Person Giving Notice:

Kyle Lee Ingram
 606 Mohawk Parkway
 Cape Coral, FL 33914

Attorney for Person Giving Notice:

Kevin A. Kyle, Attorney
 Florida Bar Number: 980595
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square Boulevard
 Fort Myers, Florida 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997
 E-Mail: kevin.kyle@gskattorneys.com
 01046370.DOC/1
 March 7, 14, 2025 25-00960L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003166
Division: Probate
IN RE: ESTATE OF SUE OI LOOK A/K/A SUE LUKE Deceased.

The ancillary administration of the estate of SUE OI LOOK a/k/a SUE LUKE, deceased, whose date of death was March 3, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Ancillary Personal Representative

/s/ **Don Look**

Don Look

317 Anchor Drive

Carpentersville, Illinois 60110

Attorney for Ancillary Personal Representative

/s/ Chad E. Brocato, Sr.
 Chad E. Brocato, Sr., Esq., Attorney
 Florida Bar Number: 110730
 Moiguer Brocato Law
 110 SE 6th Street, 17th Floor
 Fort Lauderdale, Florida 33301
 Telephone: (954) 998-7914
 Fax: (786) 800-9488
 E-Mail: service@mylawyer.legal
 Secondary E-Mail: chad@mylawyer.legal
 March 7, 14, 2025 25-00957L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-CP-000664
Division: Probate
IN RE: ESTATE OF WILLIAM PAUL JONES, 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 Paul Jones, deceased, File Number 25-CP-000664, 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 December 20, 2024; that the total value of the Estate is \$100.00; and that the name and address of those to whom it has been assigned by such Order are:

Name Address
 Sara Morris
 3047 Lilla Trail,
 Odessa, FL 33556
 Grant Jones
 11909 Overbrook Rd.,
 Leawood, KS 66209

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 732.221, Florida Statutes.

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

Person Giving Notice:

Sara Morris

3047 Lilla Trail

Odessa, FL 33556

Attorney for Person Giving Notice:

Aglæe S. Van den Bergh
 Florida Bar Number: 1031166
 GREEN SCHOENFELD & KYLE LLP
 1380 Royal Palm Square Boulevard
 Fort Myers, Florida 33919
 Ph: (239) 936-7200
 E-Mail: aglaevandenbergh@gskattorneys.com
 01047214.DOCX/1
 March 7, 14, 2025 25-00949L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000053
IN RE: ESTATE OF TIMOTHY MICHAEL CHILDE Deceased.

The administration of the Estate of Timothy Michael Child, deceased, whose date of death was June 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor, 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. 732.221, 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 March 7, 2025.

Personal Representative:

Tamrah M. Alvarado
 19819 Waterflower Dr.
 Tomball, Texas 77375

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
 March 7, 14, 2025 25-00963L

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR APPOINTMENT OF GUARDIAN OF MINOR IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Probate Division
Case No.: 25-GA-34
Judge: James R. Shenko

IN RE GUARDIANSHIP OF: AUGUSTUS J. COFFEY, a Minor,

TO RESPONDENT: ANN YVONNE BENNER
 RESPONDENTS LAST KNOWN ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action Petition for Appointment of Guardian of Minor has been filed against you and that you are required to serve a copy of your written defenses, if any, to Petitioner's Attorney, Sarah M. Oquendo, Esq., of Coleman, Taylor, Klaus, Doupe, Diaz & Torrez, P.A., at 4099 Tamiami Trail North, Suite 201, Naples, Florida, 34103 on or before April 09, 2025, and file the original with the clerk of this Court at Kevin C. Karnes, Clerk of the Circuit Court and Comptroller, Lee County, Florida, Lee County Justice Center, 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 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.

Dated on: 02/28/2025.
 KEVIN C. KARNES
 CLERK OF THE CIRCUIT COURT (SEAL) By: K. Dix
 As Deputy Clerk
 March 7, 14, 21, 28, 2025 25-00954L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-0659
Division: Probate
IN RE: ESTATE OF JOAN L. JENKS Deceased.

The administration of the estate of Joan L. Jenks, deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Sanibel Captiva Trust Company
Virginia A. Cabai, Senior Vice President

13525 Bell Tower Dr.
 Fort Myers, Florida 33907

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
 March 7, 14, 2025 25-00962L

FIRST INSERTION

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 23-CA-005865

FIRST FEDERAL BANK, Plaintiff, vs. TALISHA M. FABER; et al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on February 10, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on March 27, 2025 at 9:00 a.m., at www.lee.realforeclose.com.

LOT 5, BLOCK B, STONEYBROOK AT GATEWAY UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 75, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 Property Address: 9848 Blue Stone Circle, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

Dated: 02/28/2025.
 KEVIN C. KARNES, CLERK
 LEE COUNTY CIRCUIT COURT (SEAL) By: N. Watson
 Deputy Clerk

KELLEY L. CHURCH, ESQUIRE
 QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
 255 SOUTH ORANGE AVENUE,
 SUITE 900
 ORLANDO, FL 32801
 ATTORNEY FOR PLAINTIFF
 SERVICE COPIES @ QPWB LAW.COM
 Matter No.: FL-001879-23
 March 7, 14, 2025 25-00937L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 24-CC-6477

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2025, and entered in Case No. 24-CC-6477 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein DAVIS WOODS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Reckless Abandon Investments, LLC are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 27th day of March, 2025 the following described property as set forth in said Final Judgment, to wit:

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

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

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

DATED this day of 02/27/2025,
 KEVIN C. KARNES,
 as Clerk of said Court
 (SEAL) By: N. Watson
 As Deputy Clerk

BECKER & POLIAKOFF, P.A.

Attorneys for Plaintiff
 Carolyn C. Meadows, Esq.
 Florida Bar #92888
 1 East Broward Blvd., Suite 1700
 Fort Lauderdale, FL 33301
 Phone: (954) 985-4102
 Fax: (954) 987-5940
 Primary email:
 cofoservicemail@beckerlawyers.com
 26252984v.1 D03409/420315
 March 7, 14, 2025 25-00938L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-002503
PANORAMA MORTGAGE GROUP, LLC, Plaintiff, v. JOEL LOPEZ, JR.; et al, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 20, 2025 and entered in Case No. 24-CA-002503 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JOEL LOPEZ, JR., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on March 20, 2025 at 9:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOTS 5, 6 AND 7, BLOCK 868, UNIT 26, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 117 THROUGH 148, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, and commonly known as: 310 SE 29TH TERRACE, CAPE CORAL, FL 33904 (the "Property").

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

WITNESS my hand and the seal of the court on 03/04/2025

KEVIN KARNES
 As Clerk of the Circuit Court
 Lee County, Florida
 (SEAL) N. Watson
 DEPUTY CLERK

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Christoph Hellewell
 Jason Duggar, Esq.
 FL Bar No.: 83813
 Christoph Hellewell, Esq.
 FL Bar No.: 114230
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 fpleadings@ghidottiberger.com
 March 7, 14, 2025 25-00959L

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CC-1874

MAASTRICHT ENGINEERING, INC., Plaintiff, v. SUNNYSIDE INTERNATIONAL ENTERPRISES, LLC, Defendant.

Notice is hereby given pursuant to a Final Judgment for Foreclosure filed the 18th day of February, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case No.: 24-CC-001874 wherein MAASTRICHT ENGINEERING, INC. is the Plaintiff and SUNNYSIDE INTERNATIONAL ENTERPRISES, LLC, is the Defendant. That I will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, on MARCH 20, 2025 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

131 SW 16th Place, Cape Coral, Florida 33991 Lots 23 through 26, Block 3680, of CAPE CORAL UNIT 50, according to the plat thereof, as recorded in Plat Book 17, Page 159, inclusive, of the Public Records of Lee County, Florida
 Parcel ID Number: 16-44-23-C2-03680.0230

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 02/27/2025
 Kevin C. Karnes,
 Clerk of the Circuit Court (SEAL) By: N. Watson
 Deputy Clerk

Frank A. Pavese, Jr., Esq.,
 Pavese Law Firm,
 P.O. Box 100088,
 Cape Coral, Florida 33904-0088
 FrankPaveseJr@paveselaw.com
 JinetteSalazar@paveselaw.com
 March 7, 14, 2025 25-00920L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CC-006750

WHISKEY CREEK CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. PAMELA S. JOHNSON, LIFE TENANT, FORREST SHANE JOHNSON, AS REMAINDERMAN, and UNKNOWN TENANT, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 20, 2025, entered in Case No. 24-CC-006750, of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein WHISKEY CREEK CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation is Plaintiff, and PAMELA S. JOHNSON, LIFE TENANT, and FORREST SHANE JOHNSON, AS REMAINDERMAN are Defendants, the Clerk of the Court, Kevin C. Karnes, will sell to the highest bidder for cash on March 27, 2025, in an online sale at www.lee.realforeclose.com beginning at 9:00 a.m., the following property as set forth in said Final Judgment, to wit:

Property Address: 6102 Whiskey Creek Drive, Unit 102, Fort Myers, FL 33919.

Unit No. 102, Building 2 of Whiskey Creek Adult Condominium, Section One, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1018, Page 1839, 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 IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

Dated: 02/26/2025
 Kevin C. Karnes
 Lee Clerk of Circuit Court (SEAL) By: N. Watson
 Deputy Clerk

/s/ Bryan B. Levine, Esq.
 Primary Email:
 Pleadings@knoxlevine.com
 Bryan B. Levine, Esq., FBN 89821
 36354 U.S. 19 N.
 Palm Harbor FL 34684
 Main Line: (727) 223-6368;
 Fax: (727) 478-4579
 March 7, 14, 2025 25-00922L

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 24-CP-001460
IN RE: ESTATE OF
SHIRLEY A. ROY,
Deceased.

The administration of the estate of SHIRLEY A. ROY, deceased, whose date of death was November 9, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 March 7, 2025.

Personal Representative: Sue Hamlin, 106 Old Stage Coach Road, Alton, ME 04468. Attorney for Personal Representative: /s/ Alvaro C. Sanchez, ALVARO C. SANCHEZ, Attorney for Petitioner, 1714 Cape Coral Parkway East, Cape Coral, Florida 33904.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 24-CP-003473
IN RE: ESTATE OF
RONALD MURPHY,
Deceased.

The administration of the estate of Ronald Murphy, deceased, whose date of death was January 28, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Florida 33901. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' Attorney are set forth below.

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

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

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

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

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

Quintin J. Maxwell, 160 E. Allen Street, Lancaster, OH 43130. Warren Kemper III, 4837 Prairie Lane, Orient, OH 43146. /s/ Alvaro Sanchez, Alvaro C. Sanchez, Attorney for the Petitioners, 1714 Cape Coral Parkway East, Cape Coral, FL 33904.

FIRST INSERTION
NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Case No. 23-CC-8438
PINE GROVE HOMEOWNERS
ASSOCIATION, INC., a Florida
not-for-profit corporation
Plaintiff, vs.
EDWARD R. VIGLIANO, PETRA
L. VIGLIANO AND ALL OTHER
OCCUPANTS OF 7127 ALMENDRO
TER #4, FORT MYERS, FL 33907
Defendants.

Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:

Unit 4, Building Q, Pine Grove Townhouses Section II, being a parcel of land lying in Section 14, township 45 South, Range 24 East, Lee County, Florida, described as follows: Commencing at a found steel pin in cap No. 2469 marking the Southeast corner of Lot 2, as shown on Plat of LGS Concord, Unit One, a Subdivision recorded in Plat Book 30, Pages, 100 & 101, of the Public Records of Lee County, Florida; thence South 89°00'58" West, along the Northerly Right-of-Way of Brantley Road (130 feet wide), for 660.00 feet to a found Concrete Monument Stamped Ink Engineering marking the Southeast corner of Pinegrove Townhouses Phase II (Unrecorded); thence North 01°06'00" West, along the East line of said Phase II, for 343.00 feet; thence South 88°05'57" West for 114.01 feet to the corner common to Units 1, 2, 3 and 4, Building Q, and the Point of Beginning; thence North 01°06'03" West for 31.10 feet; thence North 88°05'57" East for 39.40 feet to Point of Beginning.

At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on April 3, 2025, in accordance with Chapter 45, Florida Statutes.

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

Dated: 02/28/2025. Kevin C. Karnes, As Clerk of the Court (SEAL) By: N. Watson, Deputy Clerk. Diane M. Simons, Esq., 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE No. 24-CA-004593
LONGBRIDGE FINANCIAL, LLC,
Plaintiff, vs.
GERALDINE A. SMITH, et. al,
Defendants.

NOTICE IS HEREBY GIVEN THAT pursuant to an Order or Final Judgment entered in Case No. 24-CA-004593 of the Circuit Court of the 20TH Judicial Circuit in and LEE County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and, GERALDINE A. SMITH, et. al., are Defendants, I will sell to the highest bidder for cash at, WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 1st day of May, 2025, the following described property:

UNIT 1C, PALM FROND CONDOMINIUM, PHASE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1598, PAGE 479, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

DATED this day of 03/04/2025 KEVIN C. KARNES, Clerk Circuit Court (SEAL) By: N. Watson, Deputy Clerk

Submitted by: GREENSPOON MARDER, LLP, 100 West Cypress Creek Road, Trade Centre South, Suite 700, Fort Lauderdale, FL 33309. 954-491-1120. 24-001209-01 (58341.2003) March 7, 14, 2025 25-00965L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-005384
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 February 10, 2025, and entered in 24-CA-005384 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 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 27, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 93, UNIT 12, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 21-23, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 2601 ELVA PL, 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 03/05/2025 Kevin C. Karnes, As Clerk of the Court (SEAL) By: N. Watson, As Deputy Clerk. Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff, 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487. Telephone: 561-241-6901. Fax: 561-997-6909. 24-222935 - MaM March 7, 14, 2025 25-00976L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.:24CA7978
ASTON A. HENRY JR. a/k/a
ASTON HENRY a/k/a ASTON A.
HENRY AND CHERI E. HENRY
a/k/a CHERI HENRY
Plaintiffs, -vs.-
MYCO FUNDING INC., and THE
2007 AMENDED AND RESTATED
ALFRED E. KLEIN REVOCABLE
LIVING TRUST AGREEMENT,
Defendants.

TO: THE 2007 AMENDED AND RESTATED ALFRED E. KLEIN REVOCABLE LIVING TRUST AGREEMENT, Unknown Heirs, Devisees, Grantees, Creditors, and Other Unknown Persons or Unknown Spouses. Last known address: 9165 SW 14th Steet, Suite 1204, Boca Raton FL 33428. 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:

A) 1232 Damen St. E., Lehigh Acres FL 33974
B) 770 Ashley Road, Lehigh Acres FL 33974
C) 1028 Cresthaven St. Lehigh Acres FL 39974
D) 1131 Holmes Ave S., Lehigh Acres FL 33974
E) 629 Hutton St., Lehigh Acres FL 33974,

with a legal descriptions as follows: PARCEL A: LOT 1, BLOCK 18, UNIT 4, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEIGH ACRES, 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 142, PUBLIC RECORDS, LEE COUNTY, FLORIDA. PARCEL B: LOT 3, BLOCK 11, UNIT 5, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 25 OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA. PARCEL C: LOT 5, BLOCK 13, UNIT 3, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 40 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL D: LOT 3, BLOCK 41, UNIT 8, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 146 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL E: LOT 14, BLOCK 2, UNIT 3, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 57 OF THE 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 9, 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. A copy of this Notice of Action has been mailed to you at the address listed above, pursuant to Florida Statutes on. DATED ON THIS day of 02/28/2025. Kevin C. Karnes, Clerk of Courts (SEAL) T. Clines D. C. Maria Bryant, Esq., The Haba Law Firm, 12420 Pebble Stone Court, Fort Myers 33913 mariabryant@habalaw.com March 7, 14, 21, 28, 2025 25-00936L

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-004349
THE SANIBEL COTTAGES
CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit
corporation,
Plaintiff, vs.
RICHARD G. KRAMME; MICHAEL
KRAMME; KARL KRAMME;
JEFFREY KRAMME; SCOTT
KRAMME; KAY KRAMME; THE
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, OR OTHER
CLAIMANTS CLAIMING BY,
THROUGH, UNDER OR AGAINST
RICHARD G. KRAMME,
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on April 3, 2025 at 9:00 AM via electronic sale at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Lee County, Florida: Unit/Week(s) No.(s) 45 in Condominium Parcel No.(s) 122, of THE SANIBEL COTTAGES, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1669, Page 1120, in the Public Records of Lee County, Florida, and all Amendment(s) thereto, if any.

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

WITNESS my hand and official seal of said Court this day of 03/04/2025 KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N. Watson, Deputy Clerk

48112 March 7, 14, 2025 25-00966L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-005983
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
GORDON RANDALL LAVERS,
et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JEFFREY R LAVERS A/K/A JEFFREY ROBERT LAVERS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN REBECCA ANN THOMAS A/K/A REBECCA ANN LAVERS 31713 ST. MARGARET STREET, ST. CLAIR SHORES, MI 48082 UNKNOWN SPOUSE OF REBECCA ANN THOMAS A/K/A REBECCA ANN LAVERS 31713 ST. MARGARET STREET, ST. CLAIR SHORES, MI 48082 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: UNIT 212 OF TIMBERWOOD

VILLAGE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1820, PAGE 673, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 Rayerm Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of 02/26/2025 Kevin C. Karnes, CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: N. Watson, Deputy Clerk MCCAIIA 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 24-10266FL March 7, 14, 2025 25-00919L

YOU ARE HEREBY NOTIFIED THAT an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: UNIT 212 OF TIMBERWOOD

DA TED ON THIS day of 02/28/2025. Kevin C. Karnes, Clerk of Courts (SEAL) T. Clines D. C.

Maria Bryant, Esq., The Haba Law Firm, 12420 Pebble Stone Court, Fort Myers 33913 mariabryant@habalaw.com March 7, 14, 21, 28, 2025 25-00936L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0601
Division Probate
IN RE: ESTATE OF
RAYMOND M. KELLER
Deceased.

The administration of the estate of RAYMOND M. KELLER, deceased, whose date of death was November 5, 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: March 7, 2025.

Personal Representative: /s/ Dawn K. Keller, DAWN K. KELLER, 27220 J C Lane, Bonita Springs, Florida 34135. Attorney for Personal Representative: /s/ John Paul Bratcher, JOHN PAUL BRATCHER, Attorney Florida Bar Number: 101928, GrayRobinson, P.A., 999 Vanderbilt Beach Road, Suite 612, Naples, Florida 34108. Telephone: (239) 598-3601. Fax: (239) 598-3164. E-Mail: jp.bratcher@gray-robinson.com. Secondary E-Mail: lyndsey.black@gray-robinson.com #62827861 v1 March 7, 14, 2025 25-00969L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-005983
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
GORDON RANDALL LAVERS,
et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JEFFREY R LAVERS A/K/A JEFFREY ROBERT LAVERS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN REBECCA ANN THOMAS A/K/A REBECCA ANN LAVERS 31713 ST. MARGARET STREET, ST. CLAIR SHORES, MI 48082 UNKNOWN SPOUSE OF REBECCA ANN THOMAS A/K/A REBECCA ANN LAVERS 31713 ST. MARGARET STREET, ST. CLAIR SHORES, MI 48082 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: UNIT 212 OF TIMBERWOOD

VILLAGE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1820, PAGE 673, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 Rayerm Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of 02/26/2025 Kevin C. Karnes, CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: N. Watson, Deputy Clerk MCCAIIA 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 24-10266FL March 7, 14, 2025 25-00919L

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
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SUBSEQUENT INSERTIONS

--- ESTATE ---

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-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

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000023
IN RE: ESTATE OF
KATHLEEN F. PETRONE,
Deceased.

The administration of the estate of KATHLEEN F. PETRONE, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Complex Center, 2075 Dr. Martin Luther King Jr. 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.

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, applies, or may apply, unless a written demand is made by a creditor as specified under Section 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.

LORNA A. MCGEORGE
Personal Representative
999 Vanderbilt Beach Road, Suite 612
Naples, FL 34108
Lorna A. McGeorge
Attorney for Personal Representative
Florida Bar No. 1012328
GrayRobinson, P.A.
999 Vanderbilt Beach Road, Suite 612
Naples, FL 34108
Telephone: (239) 598-3601
E-Mail:
lorna.mcgeorge@gray-robinson.com
Secondary E-Mail:
kathy.rose@gray-robinson.com
#62125652 v1
Feb. 28; Mar. 7, 2025 25-00813L

SECOND INSERTION

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

SECOND 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.realfordclose.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

SECOND 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

SECOND INSERTION

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

Case No. 2025-CA-000442
MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company, Plaintiff, v. DORA MARIA GAMEZ, individually and ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, INCLUSIVE, Defendants.
TO: 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, Plaintiff's 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,
Plaintiff's attorney,
4076 E State Road 44,
Wildwood, FL 34785
Feb. 28; Mar. 7, 14, 21, 2025
25-00858L

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
IV20906_V12

-- ACTIONS / SALES --

SECOND 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. 732.221.

ALL CLAIMS NOT SO FILED
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

SECOND 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

SECOND 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."

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 24-CP-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 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

SECOND 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

SECOND 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, 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 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. 732.221, 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:

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

SECOND 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 re-
corded 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

SECOND 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. 732.221, 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.

**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

SECOND 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

SECOND 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 ES-
TATE, 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.real-taxedeed.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

SECOND 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. 732.221, 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.

**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

SECOND 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.
James 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

SECOND 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 732.221.

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 24CA8172
TERRENCE 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

SECOND 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

SECOND 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 BY, THROUGH, UNDER, OR AGAINST KENNETH R. BUTTON, DECEASED, 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 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 to 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

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

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

SECOND 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 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 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-CA-011903
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
24-CA-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, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 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, GRANTEEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on March 13, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
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

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

SECOND INSERTION

PUBLIC SALE

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

FOURTH INSERTION

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

Tax Deed #:2024002796

NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-592 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 117 DB 281 PG 50 LOT 21 Strap Number 36-44-26-12-00117.0210

Names in which assessed: ROSEMARY DEL FRATE, ROSEMARY DELFRATE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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 25-00540L

FOURTH 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

FOURTH 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.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 25-00562L

SECOND INSERTION

NOTICE OF PUBLIC SALE

at

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

Will sell the contents of the following units to satisfy a lien to the highest bidder on 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

FOURTH INSERTION

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

Tax Deed #:2024002803

NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-992 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 63 PB 15 PG 95 LOT 15 Strap Number 03-45-26-07-00063.0150

Names in which assessed: RUDIS ZAVIEL MALDONA HERNANDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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 25-00542L

FOURTH 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.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 25-00564L

FOURTH 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.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 25-00531L

SECOND INSERTION

NOTICE OF PUBLIC SALE

at

The Lock Up Self Storage
5500 Timmers Lane
Lehigh Acres FL 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on 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

SECOND 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.real-taxdeed.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

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

Certificate Number: 16-313 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.19 DB 254 PG 90 LOT 12 E 1/2 Strap Number 12-44-27-05-00019.012B

Names in which assessed: CECILIA DEL ROSARIO GARLAND, RUBEN ANTONIO GARCIA ESCOBAR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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 25-00549L

FOURTH 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 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.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 25-00563L

SECOND 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

SECOND 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 Berwich 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@gwtrustlaw.com
Secondary E-mail: aboswell@gwtrustlaw.com

Feb. 28; Mar. 7, 2025 25-00825L

SECOND 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
fprobate@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

SECOND 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, 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:
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

SECOND 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.real-foreclose.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,
lukokane@popemazzara.com,
michelleloring@popemazzara.com
Feb. 28; Mar. 7, 2025 25-00809L

SECOND 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. 732.221, 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:
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

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

FOURTH INSERTION

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

Tax Deed #:2024002784
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 12-300 Year of Issuance 2022 Description of Property LEHIGH PARK UNIT 1 BLK 12 PB 15 PG 64 LOT 16 Strap Number 23-44-26-08-00012.0160
Names in which assessed: BONELDA E NELSON, PEDRO C NELSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 14, 21, 28; Mar. 7, 2025
25-00534L

THIRD INSERTION

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

Tax Deed #:2024002791
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 12-745 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK.66 PB 15 PG 77 LOT 11 Strap Number 27-44-26-06-00066.0110
Names in which assessed: ERIC ROSS, HELEN BURCH, JOHN POULERIS, MARIE A MCDONALD, STEPHEN L POULERIS, TERESA POULERIS, WILLIAM POULERIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00631L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-012778

MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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, GRANTEEES, 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:

FOURTH INSERTION

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

Tax Deed #:2024002795
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-497 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 28 PB 15 PG 92 LOT 12 Strap Number 36-44-26-04-00028.0120
Names in which assessed: JOHN P BALSAVAGE, PEGGY A KEENE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 14, 21, 28; Mar. 7, 2025
25-00539L

THIRD INSERTION

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

Tax Deed #:2024002885
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 15-766 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 54 BLK 318 PB 27 PG 77 LOT 2 Strap Number 06-44-27-19-00318.0020
Names in which assessed: ALEXANDER P LAROCHE, JORDAN A LAROCHE, KASSIDY LAROCHE, REJANE T LAROCHE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00635L

SECOND 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

THIRD INSERTION

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

Tax Deed #:2024002888
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 16-117 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 20 BLK 118 PB 27 PG 32 LOT 8 Strap Number 09-44-27-09-00118.0080
Names in which assessed: LYNNE T COLALUCA TRUST, LYNNE T. COLALUCA REVOCABLE TRUST DATED SEPTEMBER 12, 2012

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00636L

SECOND 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

FOURTH INSERTION

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

Tax Deed #:2024002658
NOTICE IS HEREBY GIVEN that FLORIDA TAX LIEN LLC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 91-12 Year of Issuance 2022 Description of Property COVE AT SIX MILE CYPRESS DESC IN INST#2006-123915 PH III BLDG 15 UNIT 1502 Strap Number 33-44-25-P3-00615.1502
Names in which assessed: ARMANDO LARRY VELANDIA, LUIS DAVID VELANDIA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 14, 21, 28; Mar. 7, 2025
25-00569L

THIRD INSERTION

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

Tax Deed #:2024002810
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-845 Year of Issuance 2022 Description of Property TWINLAKE ESTATES UNIT 11 BLK 45 PB 15 PG 217 LOT 18 Strap Number 03-45-27-11-00045.0180
Names in which assessed: CARMEN MARIA DEI MURILLO, COLL & ASSOCIATES LLC, WILMER MURILLO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00638L

THIRD INSERTION

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

Tax Deed #:2024002854
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-538 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 85 PB 28 PG 72 LOT 15 Strap Number 36-45-27-14-00085.0150
Names in which assessed: ECO HOME COMPANY LLC, THE ECO HOME COMPANY LLC, THE ECO HOME COMPANY, PANY, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00679L

SECOND 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

THIRD 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 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,

FOURTH 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

SECOND INSERTION

PUBLIC SALE

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

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-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 or 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

SECOND INSERTION

TITLE NO.: 0133436328, and VIN: PHH340FL1821352B, TITLE NO.: 0133436418 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 Sarosota Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#1096-2813)
Feb. 28; Mar. 7, 2025
25-00832L

--- TAX DEEDS / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002788
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 12-331 Year of Issuance 2022 Description of Property LEHIGH PARK UNIT 1 BLK 28 PB 15 PG 64 LOTS 35 + 36 Strap Number 23-44-26-08-00028.0350
Names in which assessed: DEE L SLOAN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00535L

SECOND 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

SECOND 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 22-45-27-06-00032.0160
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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: wcrpleadings@gmail.com
Feb. 28; Mar. 7, 2025 25-00803L

SECOND 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002778
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 10-937 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK.26 PB 15 PG 59 LOT 7 Strap Number 02-44-26-03-00026.0070
Names in which assessed: FRED W AMOS
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00529L

SECOND INSERTION
NOTICE 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

SECOND 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 REPLT 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

FOURTH 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 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 N. Tamiami Trail, Suite 2
Bonita Springs, FL 34134
Telephone: (239) 317-3116
Email: tom@safeharborlawfirm.com
Feb. 28; Mar. 7, 2025 25-00839L

SECOND 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 REPLAT 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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. 732.2211, 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:
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

SECOND 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 732.2211, Florida Statutes.

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

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

SECOND 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. 732.2211, 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.

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

SECOND 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, 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:
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

SECOND 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 732.2211, Florida Statutes.

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

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

SECOND 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. 732.2211, 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

SECOND 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. 732.2211, 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:
/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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-CP-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. 732.2211, 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 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,
Loveland, 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@lindegoould.com
courtfilings@lindegoould.com
Attorney for the Personal Representative
Feb. 28; Mar. 7, 2025 25-00810L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-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. 732.2211, 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.

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

--- TAX DEEDS ---

SECOND 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 AGREE-MENT 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

SECOND 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 TRUST-EES 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

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION
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 Yencho 2221 \$284.90
Andrea Agiero 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

SECOND 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

SECOND INSERTION
NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
12700 University Dr
Fort Myers, FL 33907
Will sell the contents of the following units to satisfy a lien to the highest bidder on March 26th, 2025 by 10:30am at WWW.STORAGE-TREASURES.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

SECOND 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 CIRION, Respondent
TO: RACQUEL CIRION
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
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

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 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; Altgracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altgracia 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.realestate.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 11.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTHEAST 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002777
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 10-963 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 42 PB 15 PG 59 LOT 2 Strap Number 02-44-26-05-00042.0020
Names in which assessed: MYRTLE M LANE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00530L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002802
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 13-977 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 51 PB 15 PG 95 LOT 5 Strap Number 03-45-26-06-00051.0050
Names in which assessed: ESTHER KAGEN, ESTHER KAGEN ESTATE, MELVIN GUTTER
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/08/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Feb. 14, 21, 28; Mar. 7, 2025
25-00541L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002962
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: 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

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024002967
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

SECOND 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

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

