











--- ACTIONS / SALES ---

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003399 TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. CLAUD HAYNES; SANDRA HAYNES; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; EQUABLE ASCENT FINANCIAL LLC; ONEMAIN FINANCIAL GROUP, LLC SUCCESSOR IN INTEREST TO SPRINGLEAF CONSUMER LOAN, INC.; MV REALTY PBC, LLC, et al.

entered in 24-CA-003399 of the Circuit Court of the TWENTIETH Judicial Circuit in and for LEE County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and CLAUD HAYNES; SANDRA HAYNES; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; EQUABLE ASCENT FINANCIAL LLC; ONEMAIN FINANCIAL GROUP, LLC SUCCESSOR IN INTEREST TO SPRINGLEAF CONSUMER LOAN, INC.; MV REALTY PBC, LLC 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 May 01, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 27, UNIT 4, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-

ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 907 ALVIN AVE 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 01/28/2025, 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 Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-69099 23-149637 - KrZ April 4, 11, 2025 25-01328L

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATE ---

FOURTH INSERTION

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

CASE NO.: 25-DR-1582 IN THE MATTER OF: ROSA MARIA GUINART GUTIERREZ Petitioner And MARCELO EUGENIO SOUTULLO RUZ Respondent.

TO: Marcelo Eugenio Soutullo Ruz (Respondent/Husband) Last Known address: 637 Rue Principale, Laval Quebec H7X 1E2

YOU ARE NOTIFIED that an action regarding the Petition for Dissolution of Marriage has been filed in the Circuit Court of the Twentieth Judicial Circuit for Lee County. You are required to serve an Answer or responsive pleadings to this action upon JORGE J. SANTANA, ESQ., of SANTANA LAW, P.A., Petitioner's attorney, whose address is 8191 College Parkway, Suite 200, Fort Myers, FL 33919, on or before April 21, 2025, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter.

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's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on records 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 strike of pleadings.

DATED this 10th day of March 2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk Mar. 14, 21, 28; Apr. 4, 2025 25-01093L

SECOND INSERTION

NOTICE OF ACTION PETITION FOR ANNULLMENT OF MARRIAGE (filed 3/14/2025)

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-DR-2042 Division: Family Law

IN RE: ALEJANDRO JESUS MEJIA, Petitioner/Husband, and ROXANA MARIA RAMOS, Respondent/Wife. TO: ROXANA MARIA RAMOS UNKNOWN

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KARLA Y. CAMPOS-ANDERSEN, ESQ., whose address is 1533 Hendry Street, Suite 302, Fort Myers, Florida 33901 on or before (date) April 29, 2025, and file the original with the clerk of this Court at LEE County Courthouse, 1700 Monroe St., 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.

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: 03/20/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-01239L

SECOND INSERTION

NOTICE OF ACTION FOR VERIFIED PETITION TO DETERMINE PATERNITY AND FOR RELATED RELIEF IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

DOMESTIC RELATIONS Case No.: 25-DR-1282 MELISSA NEMETZ, Petitioner, and TIMOTHY HALE, Respondent.

TO: {name of Respondent} TIMOTHY WAYNE HALE

{Respondent's last known address 868 Vance Drive, Lot 18, Bristol, TN 37620} YOU ARE NOTIFIED that a Verified Petition to Determine Paternity and for Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on attorney for Petitioner(s): Theresa Daniels, Esq., P.O. Box 570, Bokeelia, FL 33922, on or before {date} April 28, 2025, and file the original with the clerk of this Court at {clerk's address} 1700 Monroe Street, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter.

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

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

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

Dated: 03/18/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman {Deputy Clerk} Mar. 28; Apr. 4, 11, 18, 2025 25-01227L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-606

IN RE: ESTATE OF WAYNE RICHARD O'REILLY, SR., a/k/a WAYNE R. O'REILLY, SR., Deceased.

The administration of the estate of WAYNE RICHARD O'REILLY, SR., also known as WAYNE R. O'REILLY, SR., deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is: March 28, 2025. Signed on this 25th day of March, 2025.

THOMAS S. CALLANS Personal Representative 15161 Canongate Dr. Fort Myers, FL 33912

Nicole R. Cook, Esq. Attorney for Personal Representative Florida Bar No. 124945 SIMMONS & COOK, PLLC 2080 McGregor Blvd., Suite 101 Fort Myers, FL 33901 Telephone: (239) 204-9376 Email: Nicole@lawswfl.com Secondary Email: Victoria@lawswfl.com Mar. 28; Apr. 4, 2025 25-01273L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22-CA-003067

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

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the April 10, 2025 Foreclosure Sale dated the 17th day of March, 2025, and entered in Case No. 22-CA-003067, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL D. BROWN and THERESA BROWN are Defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

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

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

Dated this day of 03/25/2025. Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N. Watson Deputy Clerk

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0973 Mar. 28; Apr. 4, 2025 25-01270L

PUBLISH YOUR LEGAL NOTICE

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

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

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

















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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003073
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003080
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003173
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003146
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003111
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003106
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003075
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003060
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003159
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003160
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003069
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003053
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.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003062
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
SPECIAL NOTICE OF ACKNOWLEDGEMENT AND ACCEPTANCE OF SPECIAL WARRANTY DEED
I, Oscar & Jessie Angeles, trustee of the OSCAR & JESSIE TRUST, a private ecclesiastical trust, in the capacity of OSCAR & JESSIE ANGELES, is recorded as the Grantee on the Warranty Deed for the real estate described on the attached certified copy of said Warranty Deed.

THIRD INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case number: 24-CA-001299
NORMAN D. BELAIR, and DEREK P. BELAIR
Plaintiff(s), v.
RUDOLF MARTENS, et al
Defendants.

THIRD INSERTION
Boulevard; thence run northeasterly 554.82 feet on the arc of a curve concave northwesterly with a radius of 3550.00 feet (chord distance 554.26 feet; chord bearing N.14°48'21"E.); thence run S.89°59'58"E. for 481.61 feet thence run S.18°37'01"W. for 177.18 feet; thence run S.70°33'36"E. for 86.08 feet to the point of beginning; thence continue S.70°33'36"E. for 40.00 feet; thence S.19°26'24"W. for 31.00 feet; thence run N.70°33'36"W. for 12.67 feet; thence run N.19°26'24"E. for 4.17 feet; thence run N.70°33'36"W. for 27.33 feet; thence run N.19°26'24"E. for 26.83 feet to the point of beginning, a/k/a Building 11, Unit C of Sandalwood Estates.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003132
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2024003137
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

SECOND INSERTION
NOTICE OF PUBLIC SALE
The following personal property of JEAN WEAVER will, on April 9, 2025, at 10:00 a.m., at 19607 Charleston Circle, Lot #20, North Fort Myers, Lee County, Florida 33917; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1995 PALM MOBILE HOME, VIN: PH097365AFL, TITLE NO.: 0068422397, and VIN: PH097365BFL, TITLE NO.: 0068422396 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#4080-1538)
Mar. 28; Apr. 4, 2025 25-01274L

SECOND INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 4/11/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1990 FREA HS FLFLK79A08910DP . Last Tenants: JAMES JOSEPH MEHLE JR., AND JILL LYNETTE MEHLE and all unknown parties beneficiaries heirs . Sale to be at SUN INDIAN CREEK, LLC, 17820 SAN CARLOS BOULEVARD, FORT MYERS, FL 33931. 81-241-8269.
Mar. 28; Apr. 4, 2025 25-01276L

THIRD INSERTION
YOU ARE NOTIFIED that a reformation action has been brought in Lee County, Florida, for the property more particularly described as:
Unit 3, Block 11, Sandalwood Estates, according to the plat thereof as recorded in Plat Book 38, pages 1 through 3, inclusive, Public Records of Lee County, Florida.
And further described as follows: Part of the Southwest Quarter (S.W. 1/4) of Section 15, Township 4/5 South, Range 24 East, Lee County, Florida, being more particularly described as follows: Commencing at the Southwest Corner of said Section 15, thence run N.89°40'04"W. along the South line of the Southeast Quarter (S.E. 1/4) of Section 16 for 250.07 feet to a point on the East right of way of South Pointe

THIRD INSERTION
YOU ARE NOTIFIED that an action for breach of contract for failing to pay the Plaintiff monies owed for services provided has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on HL LAW GROUP, P.A., the plaintiff's attorney, whose address is 2601 EAST OAK-

FOURTH INSERTION
NOTICE OF ACTION PURSUANT TO F.S. §49.08
IN THE COUNTY COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR, LEE COUNTY, FLORIDA
CASE NO. 24-CC-006282
BARCLAYS PUBLIC ADJUSTERS LLC, Plaintiff, vs.
ESTER MALDONADO, Defendant.
TO: ESTER MALDONADO
2621 Northwest Embers Terrace Cape Coral, Florida 33993
YOU ARE NOTIFIED that an action for breach of contract for failing to pay the Plaintiff monies owed for services provided has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on HL LAW GROUP, P.A., the plaintiff's attorney, whose address is 2601 EAST OAK-

FOURTH INSERTION
LAND PARK BOULEVARD, SUITE 503, FORT LAUDERDALE, FLORIDA 33306, on or before April 16, 2025 (date), and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
DATED 03/07/2025
KEVIN C. KARNES
As Clerk of said Court (SEAL) By: K. Harris
Deputy Clerk
HL LAW GROUP, P.A., the plaintiff's attorney, 2601 EAST OAKLAND PARK BOULEVARD, SUITE 503, FORT LAUDERDALE, FLORIDA 33306
March 14, 21, 28; Apr. 4, 2025 25-01061L



