

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

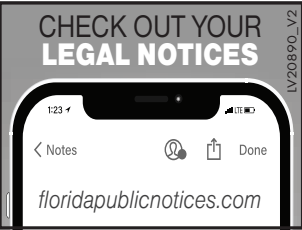
FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Beach Breeze Homes located at 2330 Palm Ridge Rd, in the County of Lee, in the City of Sanibel, Florida 33957 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Sanibel, Florida, this 3rd day of April, 2025.	
BEACH FLOOR & DECOR, LLC	
April 11, 2025	25-01382L

FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b>	
NOTICE IS HEREBY GIVEN that Gage Matthew Foster will engage in business under the fictitious name SCOPER TROOPERS, with a physical address 1520 FLYNN RD NORTH FORT MYERS, FL 33903, with a mailing address 1520 FLYNN RD NORTH FORT MYERS, FL 33903, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.	
April 11, 2025	25-01366L

FIRST INSERTION	
<b>NOTICE OF FORFEITURE PROCEEDINGS</b>	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA	
<b>Case No.: 2025-CA-001245</b>	
<b>IN RE: FORFEITURE OF:</b>	
<b>One (1) 2008 Ford F450</b>	
<b>(VIN: 1FDFX46R98EB33957)</b>	
ALL PERSONS who claim an interest in the following property: One (1) 2008 Ford F450 (VIN: 1FDFX46R98EB33957), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about February 27, 2025, in Lee County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angelina Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.	
April 11, 18, 2025	25-01384L

FIRST INSERTION	
<b>Fictitious Name Notice</b>	
Notice is hereby given that LEROME REECE CAMPBELL CAMPBELL, OWNER, desiring to engage in business under the fictitious name of SWEET REVENGE MASTER CLASS located at 9174 BONITA BEACH ROAD SUITE 101, BONITA SPRINGS, FLORIDA 34135 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.	
April 11, 2025	25-01423L

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Irish Coconut Photography located at 5235 Cedrabend Drive in the City of Fort Myers, Lee County, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 8th day of April, 2025.	
Caroline Lennon	
April 11, 2025	25-01424L



FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DaVinci Teeth Whitening swfl located at 2327 NW 9th Ter, in the County of Lee, in the City of Cape Coral, Florida 33993 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Cape Coral, Florida, this 7th day of April, 2025.	
Amos Harp	
April 11, 2025	25-01407L

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Swipencart located at 325 Bell Blvd S, in the County of Lee, in the City of Lehigh Acres, Florida 33974 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Lehigh Acres, Florida, this 4th day of April, 2025.	
Vithlene Olivier-Lamartiniere	
April 11, 2025	25-01387L

FIRST INSERTION	
<b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b>	
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA	
<b>Case No: 25-DR-002378</b>	
<b>Richard Raymond Colon, Petitioner, and Krystal Smart, Respondent,</b>	
TO: Krystal Smart	
314 Blackshear Dr Panama City FL 32404	
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 Richard Raymond Colon, whose address is 5203 Douglas St, Apt A Panama City FL 32404 on or before May 12, 2025, and file the original with the clerk of this Court at 1700 Monroe Street Fort Myers, Florida 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default will 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: 04/02/2025	
Kevin C. Karnes	
CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman	
Deputy Clerk	

IF A NONLAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS BELOW:	
This form was prepared for the Petitioner. This form was completed with the assistance of: Abraham Penton, www.mysimpledivorceonline.com, 8785 SW 165th Ave Suite 200, Miami, FL, 33193, 305-744-2319.	
April 11, 18, 25; May 2, 2025	25-01383L

FIRST INSERTION	
<b>FICTITIOUS NAME NOTICE</b>	
Notice is hereby given that VIXENS FORT MYERS BECH LLC, desiring to engage in business under the fictitious name of VIXENS located at 19240 SAN CARLOS BOULEVARD, FORT MYERS BEACH, FLORIDA 33931 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.	
April 11, 2025	25-01365L

FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mr. Lawn Services, located at 3730 Hanover st, in the City of Fort Myers, County of Lee, State of FL, 33901, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated this 7 of April, 2025.	
Roberto Alexander Romero	
3730 Hanover st	
Fort Myers, FL 33901	
April 11, 2025	25-01402L

FIRST INSERTION	
<b>BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING</b>	
The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on April 24, 2025 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager	
April 11, 2025	25-01401L

FIRST INSERTION	
<b>NOTICE OF ACTION OF PETITIONER'S PETITION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD AND OTHER RELIEF.</b>	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA	
FAMILY DIVISION	
<b>CASE NO.: 24-DR-5649</b>	
<b>IN RE: THE MARRIAGE OF: KRISTEN MICHELLE DELLIVENIRI</b>	
<b>Petitioner, and PHILLIP ANTHONY DELLIVENIRI Respondent.</b>	
TO: Philip Anthony Delliveniri	
8 Philip Lane	
Arden, NC 28704	
Physical Description:	
Age: 38; Race: Caucasian; Hair Color: Brown; Height: 5'10"; Date of Birth: June 22, 1986	
YOU ARE NOTIFIED that an action for Petitioner's Petition for Dissolution of Marriage with Minor Child and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to Brenda Miranda, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before May 13, 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.	
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.	
Dated: 04/03/2025	
Kevin C. Karnes	
CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman	
Deputy Clerk	
April 11, 18, 25; May 2, 2025	25-01408L

FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SWFL Implants, located at 11338 Bonita Beach Rd SE 102, in the City of Bonita Springs, County of Lee, State of FL, 34135, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated this 4 of April, 2025.	
DANIEL MANDIC, DDS PLLC	
11338 Bonita Beach Rd SE 102	
Bonita Springs, FL 34135	
April 11, 2025	25-01386L

FIRST INSERTION	
<b>NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND RELATIVE ADOPTION</b>	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA	
DOMESTIC RELATIONS	
<b>Case No. 24-DR-8142</b>	
<b>IN RE: The Adoption of AUBREY NICOLE NEAL, Adoptee.</b>	
TO: Alexander Neal, III	
4395 Colonial Blvd., #210, Fort Myers, FL	
YOU ARE NOTIFIED that a Joint Petition for Adoption by Relatives 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, Bokelina, FL 33922, on or before May 19, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.	
The minor child is identified as follows:	
A.N.N. Born August 13, 2013, in Cape Coral, Florida.	
Physical description of Respondent:	
Age: 37	
Approximate height: 6'02"	
Race: Black	
Approximate weight: 215 lbs.	
Hair color: Black	
Eye color: Brown	
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: 04/08/2025	
Kevin C. Karnes	
CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman	
{Deputy Clerk}	
April 11, 18, 25; May 2, 2025	25-01418L

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Prosper Funding Partners located at 17940 N. Tamiami Trl 110-222 in the City of North Fort Myers, Lee County, FL 33903 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 6th day of April, 2025.	
IIAJ LLC	
April 11, 2025	25-01403L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025000006	
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: 21-014916	
Year of Issuance 2021	
Description of Property LOT 4, BLOCK 75, UNIT 13, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 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 18, PAGE 14, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-27-13-00075.0040	
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 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.	
Apr. 11, 18, 25; May 2, 2025	25-01352L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025000022	
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: 21-015375	
Year of Issuance 2021	
Description of Property LOT 19, BLOCK 55, UNIT 12, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 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 234, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-27-12-00055.0190	
Names in which assessed: LLOYD EDWARD JOHNSON	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.	
Apr. 11, 18, 25; May 2, 2025	25-01355L

FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b>	
Power Stroke Performance Specialties, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 5/12/2025 at 8:30 am at 5660 Division Rd, Fort Myers, FL 33905. Please call (239) 338-8137 to make payment of \$1,129 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover	

FIRST INSERTION	
<b>NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME</b>	
Wellfit Girls Program Southwest Florida, Inc., a Florida 501(c)(3) not for profit corporation, desiring and intending to engage in the business of leadership, fitness and empowerment programs for teen girls under the name of Wellfit Girls located at 6240 Shirley Street #204, Naples, Florida 34109, Collier County, Florida, intends to register the said fictitious name with the Secretary of State of the State of Florida pursuant to the provisions of Section 865.09, Florida Statutes.	
April 11, 2025	25-01429L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025000019	
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:	
Certificate Number: 20-004589	
Year of Issuance 2020	
Description of Property LOT 6, BLOCK 4, WEST PART OF UNIT 1, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES. ACCORDING TO MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 2, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-44-26-01-00004.0060	
Names in which assessed: RICHARD KIVELL	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.	
Apr. 11, 18, 25; May 2, 2025	25-01344L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025000027	
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: 21-015754	
Year of Issuance 2021	
Description of Property LOT 23, BLOCK 22, UNIT 3, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 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 133, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-03-00022.0230	
Names in which assessed: CAROLYN A SMITH HOLMES	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.	
Apr. 11, 18, 25; May 2, 2025	25-01359L

possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.	
2003 FORD	
VIN# 1FDXW47P23ED85023	
April 11, 2025	25-01391L







--- TAX DEEDS ---

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

Tax Deed #:2024003166  
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: 21-618 Year of Issuance 2022 Description of Property LOT 16, BLOCK 75, UNIT 8, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 103, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-08-00075.0160  
Names in which assessed: JOSE ELMER QUINTERO, LEANDRO GABRIEL ROBLES GARCIA, LUZ A MUNOZ, LUZ ANGELA MUNOZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 11, 18, 25; May 2, 2025  
25-01361L

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

Tax Deed #:2024003131  
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-211 Year of Issuance 2022 Description of Property LOT 20, BLOCK 65, UNIT 13, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 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 18, PAGE 31, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-13-00065.0200

Names in which assessed: ABELARDO CRUZ, ASTRID CRUZ CEDENO, ELEUCIS CRUZ DE ORLANDO, EURIDICE CRUZ DE MOLINARY, GLORIS CRUZ DE CAIBE, IVELISSE CRUZ DE SCHLAEFLI, JORGE CRUZ CEDENO, NELLY CEDE-Nodecruz, NELLY CRUZ DE LACAU, RUBEN CRUZ CEDENO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 11, 18, 25; May 2, 2025  
25-01351L

FIRST INSERTION  
NOTICE OF PUBLIC SALE

Karr Automotive LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 5/13/2025 at 8:30 am at 3120 Winkler Ave Unit 6, Fort Myers, FL 33916. Please call (239) 768-1900 to arrange cash payment of \$1,147.66 on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has the right to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

2014 SUBA  
VIN# JF1GV8J65EL003005  
April 11, 2025 25-01392L

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

Tax Deed #:2024003169  
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: 21-988 Year of Issuance 2022 Description of Property LOT 6, BLOCK 42, UNIT 12, SECTION 26, 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 20, PAGE 49, PUBLIC RECORDS , LEE COUNTY, FLORIDA Strap Number 26-45-27-12-00042.0060  
Names in which assessed: DIONISIO CABRAL, NOEMIA CABRAL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 11, 18, 25; May 2, 2025  
25-01362L

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-714  
Division Probate  
IN RE: ESTATE OF  
NADJA SIBYLLE EISENKECK  
Deceased.

The administration of the estate of NADJA SIBYLLE EISENKECK, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 11, 2025.

Personal Representative:  
ALIX GODBOUT  
4401 SW 25th Court  
Cape Coral, Florida 33914  
Attorney for Personal Representative:  
Darrin R. Schutt, Esq., Attorney  
Florida Bar Number: 886830  
SCHUTT LAW FIRM PA  
12601 New Brittany Boulevard  
Fort Myers, Florida 33907  
Telephone: (239) 540-7007  
Fax: (239) 791-1080  
E-Mail: darrin.schutt@schuttlaw.com  
Secondary E-Mail:  
petra@schuttlaw.com  
April 11, 18, 2025 25-01370L

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25 CP 437  
IN RE: ESTATE OF  
MARK A. SCHAEFFER,  
Deceased.

The administration of the estate of Mark A. Schaeffer, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469 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.

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 April 11, 2025.

Angelique Perry  
Personal Representative  
20709 Duxbury Terrace  
Ashburn, VA 20147  
Mary E. King, Esq.  
Attorney for Personal Representative  
Florida Bar No. 987001  
Law Office of Mary E. King  
3389 Magic Oak Lane  
Sarasota, FL 34232  
Telephone: (941) 906-7585  
Email: Tax@kinglawpl.com  
April 11, 18, 2025 25-01369L

FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-834  
Division: Probate  
IN RE: ESTATE OF  
ROSE KUDRAVETZ,  
aka ROIE KUDRAVETZ  
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 Rose Kudravetz, aka Roie Kudravetz, deceased, File Number 25-CP-834, 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 16, 2024; that the total value of the Estate is \$500.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address  
Susan Fecitt, as Trustee  
3721 Hill Street, Fairfax, VA 22030  
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

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
File No. 362025CP000896A001  
Probate Division: CH  
IN RE: ESTATE OF  
RICARDO GOMEZ,  
Deceased.

The administration of the estate of RICARDO GOMEZ, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal 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 April 11, 2025.

Personal Representative:  
Marlene Ellis  
18580 Baseleg Avenue  
North Ft. Myers, FL 33917  
Attorney for Personal Representative:  
Philip L. Schwartz, Esq.  
Florida Bar Number: 826154  
Schwartz/White  
2000 Glades Rd., Suite 208  
Boca Raton, Florida 33431  
Telephone: (561) 391-9943  
April 11, 18, 2025 25-01377L

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
COURT IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000926  
IN RE: ESTATE OF  
JASON C. STOVER,  
Deceased.

The administration of the estate of JASON C. STOVER deceased, whose date of death was August 27, 2023 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. 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 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: April 11, 2025

Sean Stover  
Personal Representative  
Christopher Marsala, Esq.  
Attorney for Petitioner  
Florida Bar No. 936766  
McLaughlin & Stern, PLLC  
5150 Tamiami Trail North, Suite 602  
Naples, Florida 34103  
Telephone: (239) 207-3051  
Email:  
cmarsala@mclaulughlinstern.com  
Secondary Email:  
dbaez@mclaulughlinstern.com  
April 11, 18, 2025 25-01398L

FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-995  
Division: Probate  
IN RE: ESTATE OF  
THOMAS A. BUCINA,  
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 Thomas A. Bucina, deceased, File Number 25-CP-995, 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 June 27, 2023; that the total value of the Estate is \$0.00 (Exempt); and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address  
Valerie G. Bucina  
9005 Falcon Pointe Loop,  
Fort Myers, FL 33912  
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

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000115  
Division Probate  
IN RE: ESTATE OF  
ROBERT MICHAEL REYNOLDS  
Deceased.

The administration of the estate of Robert Michael Reynolds, 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 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.

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 April 11, 2025.

Personal Representative:  
Peter M. Reynolds, Petitioner  
C/O Lori A. Capone, Esq.  
7103 L'Pavia Blvd.  
Venice, FL 34292  
Attorney for Personal Representative:  
Lori A. Capone, Esq.  
FL Bar No. 1032299  
Email: lori@loricapone.com  
7103 L'Pavia Blvd.  
Venice, FL 34292  
Tel: (412)310-3555  
2nd Email: loricaponejd@gmail.com  
April 11, 18, 2025 25-01368L

PUBLISH YOUR  
LEGAL NOTICE

Email  
legal@businessobserverfl.com

Business  
Observer

IV/8327 V25

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

IV/8327 V25







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ESTATE

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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25CP492</div> <div>IN RE: ESTATE OF LINDA J. LEE A/K/A LINDA JOY LEE</div> <div>Deceased.</div> <div>The administration of the estate of Linda J. Lee a/k/a Linda Joy Lee, deceased, whose date of death was December 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>Personal Representative:</div> <div>Dean K. Fong</div> <div>4731 Bonita Bay Blvd., Unit 302</div> <div>Bonita Springs, Florida 34134-6711</div> <div>Attorney for Personal Representative:</div> <div>Haylee N. Blessing, Attorney</div> <div>Florida Bar Number: 1059314</div> <div>Henderson, Franklin, Starnes &amp; Holt, P.A.</div> <div>3451 Bonita Bay Boulevard, Suite 206</div> <div>Bonita Springs, FL 34134</div> <div>Telephone: (239) 344-1107</div> <div>Fax: (239) 294-3731</div> <div>E-Mail: haylee.blessing@henlaw.com</div> <div>Secondary E-Mail: becky.defrancesco@henlaw.com</div> <div>April 11, 18, 2025</div> <div>25-01380L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA, PROBATE DIVISION</div> <div>CASE NO.: 25-CP-000883</div> <div>DIVISION: P(7)</div> <div>IN RE: ESTATE OF CAROLYN RENEE CALLAHAN A/K/A CAROLYN R. CALLAHAN A/K/A CAROLYN CALLAHAN,</div> <div>Deceased.</div> <div>The administration of CAROLYN RENEE CALLAHAN A/K/A CAROLYN R. CALLAHAN A/K/A CAROLYN CALLAHAN, ("Decedent") deceased, whose date of death was February 7, 2025, and whose Social Security Number is XXX-XX-1752, 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 Petitioner and the Petitioner's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>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 FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>GARY JAMES ROTHENBERG,</div> <div>Petitioner</div> <div>3027 SE 5th Place,</div> <div>Cape Coral FL 33904</div> <div>LAW OFFICES OF AL NICOLETTI</div> <div>/s/ Alfred V. Nicoletti</div> <div>ALFRED V. NICOLETTI, ESQ.</div> <div>Florida Bar No.: 125446</div> <div>7512 Dr. Phillips Blvd.</div> <div>Suite 50-647</div> <div>Orlando, Florida 32819</div> <div>April 11, 18, 2025</div> <div>25-01375L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-1013</div> <div>Division Probate</div> <div>IN RE: ESTATE OF JUBILEE R. BRAINERD</div> <div>Deceased.</div> <div>The administration of the estate of Jubilee R. Brainerd, deceased, whose date of death was January 13, 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>Personal Representative:</div> <div>Jasmine Brainerd</div> <div>5757 Summerall Vista Circle</div> <div>Apt No. 108</div> <div>Riverview, Florida 33578</div> <div>Attorney for Personal Representative:</div> <div>Douglas A. Dodson, II</div> <div>Florida Bar Number: 126439</div> <div>DORCEY LAW FIRM PLC</div> <div>10181 Six Mile Cypress Parkway, Ste C</div> <div>Fort Myers, FL 33966</div> <div>Telephone: (239) 418-0169</div> <div>Fax: (239) 418-0048</div> <div>E-Mail: douglas@dorceylaw.com</div> <div>Secondary E-Mail: probate@dorceylaw.com</div> <div>April 11, 18, 2025</div> <div>25-01379L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-001026</div> <div>IN RE: ESTATE OF JOHN W. BERRY a/k/a JOHN WILLIAM BERRY</div> <div>Deceased.</div> <div>The administration of the estate of JOHN W. BERRY a/k/a JOHN WILLIAM BERRY, deceased, whose date of death was February 12, 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>Personal Representative:</div> <div>Dr. Gregory J. Heise</div> <div>4305 Greenview Drive</div> <div>El Dorado Hills, CA 95762</div> <div>Attorney for Personal Representative:</div> <div>Neil R. Covert, Attorney</div> <div>Florida Bar Number: 227285</div> <div>Neil R. Covert, P.A.</div> <div>311 Park Place Blvd., Ste. 180</div> <div>Clearwater, Florida 33759</div> <div>Telephone: (727) 449-8200</div> <div>Fax: (727) 450-2190</div> <div>E-Mail: ncovert@covertlaw.com</div> <div>Secondary E-Mail: service@covertlaw.com</div> <div>April 11, 18, 2025</div> <div>25-01411L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-000927</div> <div>Division PROBATE</div> <div>IN RE: ESTATE OF GEORGE MICHAEL JORDAN, a/k/a GEORGE M. JORDAN</div> <div>Deceased.</div> <div>The administration of the estate of GEORGE MICHAEL JORDAN, 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 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>Personal Representative:</div> <div>/S/ Rachelle L. Marchant</div> <div>3505 SE 17th Place</div> <div>Cape Coral, Florida 33904</div> <div>Attorney for Personal Representative:</div> <div>/S/ Karen E. Leonardo</div> <div>E-mail Addresses: karen@leonardonesslerlaw.com, probate@leonardonesslerlaw.com</div> <div>Florida Bar No. 88701</div> <div>Leonardo Law, PA</div> <div>10002 Cortez Blvd.</div> <div>Spring Hill, Florida 34613</div> <div>Telephone: (352) 596-4242</div> <div>April 11, 18, 2025</div> <div>25-01416L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-001005</div> <div>IN RE: ESTATE OF DAVID M. BAKER</div> <div>Deceased.</div> <div>The administration of the estate of David M. Baker, 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 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.</div> <div>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.</div> <div>The personal representatives have 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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>Personal Representatives:</div> <div>Jill L. Valle</div> <div>20140 Riverbrooke Run</div> <div>Estero, Florida 33928</div> <div>David M. Baker, Jr.</div> <div>20048 Markward Crossing</div> <div>Estero, Florida 33928</div> <div>Attorney for Personal Representative:</div> <div>THOMAS F. LATORRE, ESQ.</div> <div>Attorney For Personal Representatives</div> <div>Florida Bar Number: 1044329</div> <div>SAFE HARBOR LAW FIRM</div> <div>27821 S. Tamiami Trail, Suite 2</div> <div>Bonita Springs, Florida 34134</div> <div>Telephone: (239) 317-3116</div> <div>E-Mail: tom@safeharborlawfirm.com</div> <div>April 11, 18, 2025</div> <div>25-01417L</div>					
<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-932</div> <div>IN RE: ESTATE OF JAMES W. ABRAHAM III</div> <div>Deceased.</div> <div>The administration of the estate of James W. Abraham III, deceased, whose date of death was August 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative's and the Personal Representative's attorney are set forth below.</div> <div>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.</div> <div>The Personal Representatives have 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</div>	<div>creditor as specified under s. 732.2211, Florida Statutes.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>James W. Abraham,</div> <div>Personal Representative</div> <div>369 Cherokee Street</div> <div>Denver, Colorado 80223</div> <div>Pamela M. Anderson,</div> <div>Personal Representative</div> <div>140 Essex Street, Apt 3</div> <div>Jersey City, New Jersey 07302</div> <div>D. Hugh Kinsey, Jr.</div> <div>Florida Bar Number: 961213</div> <div>Sheppard Law Firm, P.A.</div> <div>9100 College Pointe Court</div> <div>Fort Myers, FL 33919</div> <div>Telephone: (239) 334-1141</div> <div>E-Mail: kinsey@sbslaw.com</div> <div>Secondary E-Mail: hking@sbslaw.com</div> <div>April 11, 18, 2025</div> <div>25-01385L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-000856</div> <div>IN RE: ESTATE OF DONNA KAY DEL SORDO</div> <div>Deceased.</div> <div>The administration of the estate of Donna Kay Del Sordo, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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</div>	<div>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>Personal Representative:</div> <div>/s/ Barbara Ruth Weinstock</div> <div>Barbara Ruth Weinstock</div> <div>3265 Golda Circle</div> <div>North Fort Myers, Florida 33917</div> <div>Attorney for Personal Representative:</div> <div>/s/ Monica T. Johnson</div> <div>Monica Johnson, Esq.</div> <div>Attorney</div> <div>Florida Bar Number: 1028229</div> <div>Sunshine State Law, PLLC</div> <div>2058 Cottage Street</div> <div>Fort Myers, Florida 33901</div> <div>Telephone: (239) 790-4477</div> <div>Fax: (239) 201-2662</div> <div>E-Mail: info@sunshinestatelawoffice.com</div> <div>April 11, 18, 2025</div> <div>25-01400L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-000559</div> <div>Division Probate</div> <div>IN RE: ESTATE OF HARRY W. MCKINLEY, JR.,</div> <div>Deceased.</div> <div>The administration of the estate of Harry W. McKinley, Jr., deceased, whose date of death was December 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 representatives and the personal representatives' attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 11, 2025.</div> <div>Co-Personal Representatives:</div> <div>Barbara L. McKinley</div> <div>8200 Via Bella</div> <div>Boca Raton, FL 33496</div> <div>Michelle L. McKinley</div> <div>603 Shorewood Dr., #202</div> <div>Cape Canaveral, FL 32920</div> <div>Attorney for Co-Personal Representatives:</div> <div>Guy S. Emerich, Esq.</div> <div>Florida Bar Number: 126991</div> <div>Farr Law Firm P.A.</div> <div>99 Nesbit Street</div> <div>Punta Gorda, FL 33950</div> <div>Telephone: (941) 639-1158</div> <div>Fax: (941) 639-0028</div> <div>E-Mail: gemerich@farr.com</div> <div>Secondary E-Mail: sziegler@farr.com and probate@farr.com</div> <div>April 11, 18, 2025</div> <div>25-01406L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-1105</div> <div>IN RE: ESTATE OF PATRICIA ANN CHRISTENSEN</div> <div>Deceased.</div> <div>The administration of the estate of PATRICIA ANN CHRISTENSEN, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate</div>	<div>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.</div> <div>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 AF-</div>	<div>TER 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.</div> <div>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.</div> <div>The personal representative has no</div>	<div>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN</div>	<div>THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice was or shall be: April 11, 2025</div> <div>Personal Representative:</div> <div>/s/ Jack W. Christensen, Jr</div>	<div>Jack W. Christensen, Jr</div> <div>2927 SW 26th Ter.</div> <div>Cape Coral FL 33914</div> <div>Attorney for Personal Representative:</div> <div>/s/ Alexis A. Sitka, P.A.</div> <div>Alexis A. Sitka, P.A.</div> <div>Florida Bar Number: 0004766</div> <div>P.O. Box 150171</div> <div>Cape Coral, Florida 33915</div> <div>Telephone: (239) 997-0078</div> <div>Alexis@sitkalaw.com</div> <div>April 11, 18, 2025</div> <div>25-01414L</div>

<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-1105</div> <div>IN RE: ESTATE OF: PATRICIA ANN CHRISTENSEN</div> <div>Deceased.</div> <div>The administration of the estate of PATRICIA ANN CHRISTENSEN, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate</div>	<div>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.</div> <div>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 AF-</div>	<div>TER 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.</div> <div>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.</div> <div>The personal representative has no</div>	<div>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN</div>	<div>THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice was or shall be: April 11, 2025</div> <div>Personal Representative:</div> <div>/s/ Jack W. Christensen, Jr</div>	<div>Jack W. Christensen, Jr</div> <div>2927 SW 26th Ter.</div> <div>Cape Coral FL 33914</div> <div>Attorney for Personal Representative:</div> <div>/s/ Alexis A. Sitka, P.A.</div> <div>Alexis A. Sitka, P.A.</div> <div>Florida Bar Number: 0004766</div> <div>P.O. Box 150171</div> <div>Cape Coral, Florida 33915</div> <div>Telephone: (239) 997-0078</div> <div>Alexis@sitkalaw.com</div> <div>April 11, 18, 2025</div> <div>25-01414L</div>
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ACTIONS / SALES

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FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</b> CIVIL DIVISION Case No.: 24-CA-005548 <b>TRYON STREET ACQUISITION TRUST I, Plaintiff, v. AKO INVESTMENT LLC, a Florida limited liability company; HAIM OHANA; MATAN AVNI; SAHAR KANER; PREMIER CONSTRUCTION CONTRACTORS LLC, a Florida limited liability company d/b/a THE HOME PEOPLE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to Final Summary Judgment of Foreclosure as to Count II dated April 8, 2025, entered in Case No. 24-CA-005548 of the Circuit Court for Lee County, Florida. I will sell to the highest and best bidder for cash on the May 8, 2025 at 9:00 a.m., online at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Summary Judgment: Lot 5, Block B, THE ROCKS, according to plat thereof as recorded in Plat Book 11, Page 91, of the Public Records of Lee County, Florida. a/k/a 3784 Coquina Drive, Sanibel, FL 33957 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: April 8, 2025 04/08/2025  Kevin C. KARNES Clerk of Court (SEAL) N. Watson
/s/ Gerald D. Davis GERALD D. DAVIS Florida Bar No. 764698 gdavis@trenam.com bshepard@trenam.com dvaldes@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 Attorneys for Plaintiff April 11, 18, 202525-01421L
FIRST INSERTION
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</b> CASE NO. 2024-CA-005124 <b>U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B, Plaintiff, vs. UNIQUE DREAMS UNLIMITED, LLC, an Indiana limited liability company, Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure entered on January 24, 2025, and Order Rescheduling Foreclosure Sale entered on March 13, 2025, in Case No. 2024-CA-005124, in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, that I will sell to the highest and best bidder for cash on-line at https://www.lee.realforeclose.com on May 15, 2025, at the hour of 9:00 A.M., in accordance with Chapter 45, Florida Statutes, real property, improvements, fixtures, and personal property being located in Lee County, Florida, and being more particularly described as: Lot 10, FLAMINGO BAYOU SUBDIVISION, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 33, Pages 6 and 7, of the Public Records of Lee County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated at Lee County, Florida, this day of 04/07/2025. KEVIN C. KARNES, KARNES, CLERK OF THE CIRCUIT COURT AND COMPTROLLER (SEAL) By: N. Watson As Deputy Clerk David E. Peterson, Esq Lowndes David.peterson@lowndes-law.com 215 N. Eola Drive Orlando FL 32801 (407)843-4600 0015354\205399\14524535v1 April 11, 18, 202525-01404L

FIRST INSERTION
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</b> GENERAL JURISDICTION DIVISION CASE NO. 24-CC-8391 <b>BONITA PINES CLUB, INC. , A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. ASHLEY NICOLE GUADIAN, ET AL., DEFENDANTS.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 1, 2025, and entered in Case No. 24-CC-8391 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein BONITA PINES CLUB, INC. is Plaintiff, and Ashley Nicole Guadian and Unknown Spouse of Ashley Nicole Guadian 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 1st day of May, 2025 the following described property as set forth in said Final Judgment, to wit: Apt. C-313, Bonita Pines Club, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1346, Page 310, Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said Condominium declaration, as may be amended. A/K/A: 25806 Cockleshell Drive, #C313, Bonita Springs, FL 34135 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 04/08/2025 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 B08582/421447/26526489 April 11, 18, 202525-01420L
FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY</b> GENERAL JURISDICTION DIVISION CASE NO. 24-CA-004664 <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. AKO &amp; M INVESTMENTS LLC, et al., Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 3, 2025 in Civil Case No. 24-CA-004664 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST is Plaintiff and Ako & M Investments LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1 day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lots 59 and 60, Block 1216, Cape Coral Unit 23, according to the plat recorded in Plat Book 14, Page 40, of the Public Records of Lee County, Florida. Address: 226 SE 6th Terrace, Cape Coral, FL 33990 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 04/04/2025 Kevin C. KARNES Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N. Watson McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 24-09905FL April 11, 18, 202525-01388L

FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</b> GENERAL JURISDICTION DIVISION CASE NO. 23-CA-006403 <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ROSS DANIEL PICKARD AND CONNIE LEGGE PICKARD, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 04, 2023, and entered in 23-CA-006403 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ROSS DANIEL PICKARD; CONNIE LEGGE PICKARD; STONEYBROOK VILLAS II 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 May 01, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 120, BLOCK II, STONEYBROOK – UNIT 2, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE(S) 5 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 21667 WINDHAM RUN, 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 in accordance with Florida Statutes, Section 45.031. Dated this day of 04/07/2025. Kevin C. KARNES As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-097118 - MaM April 11, 18, 202525-01405L
FIRST INSERTION
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</b> CASE NO.: 2024-CA-005197 <b>MATHON INVESTMENTS CORPORATION, Plaintiff, vs. PI GARUDA LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT; LKM INVESTMENTS, LLC; LEE COUNTY, FLORIDA, Defendants.</b> NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, and the Order Granting Motion to Reset Sale dated April 1, 2025, entered in Case No. 2024-CA-005197, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Mathon Investments Corporation is the Plaintiff and PI Garuda, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; LKM Investments, LLC; Lee County, Florida; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on May 1, 2025, the following described property as set forth in said Order of Final Judgment, to wit: A tract or parcel of land lying in part of Lots 1, 2, 6 and all of Lot 7, of Mrs. Lena S. Foster Subdivision, as recorded in Plat Book 4, Page 73, Public Records of Lee County, Florida, as described as follows: Commencing at the Northeast corner of the aforesaid Lot 1, said point also being the Northeast corner of the Northwest Quarter (NW 1/4) of Section 17, Township 44 South, Range 22 East, Lee County, Florida; thence run S 00°14'55"E along the East line of said Lot 1 for 213.52 feet to the Point of Beginning; thence continue S 00°14'55" E along the aforesaid Lots 1 and 7 for 1241.78 feet to the Southeast corner of said Lot 7; thence run S 89°27'45"W along the South line of said Lot 7 and part of the aforesaid Lot 6 for 700.28 feet; thence run N 40°55'03"W for 130.47 feet; thence run N 00°15'40"W for 1355.99 feet to the North line of the aforesaid Lot 2, also being the North line of the aforesaid Northwest Quarter (NW 1/4); thence run N

FIRST INSERTION
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</b> CASE NO.: 2024-CA-005219 <b>MATHON INVESTMENTS CORPORATION, Plaintiff, vs. PI ISHAN LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT; LKM INVESTMENTS, LLC, Defendants.</b> NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, and the Order Granting Motion to Reset Sale dated April 3, 2025, entered in Case No. 2024-CA-005219, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Mathon Investments Corporation is the Plaintiff and PI Ishan, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; LKM Investments, LLC; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on April 24, 2025, the following described property as set forth in said Order of Final Judgment, to wit: LOT 1, BLOCK K, KREAMER'S SUBDIVISION, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA PARCEL ID: 08-44-22-01-000K0.0010 PROPERTY ADDRESS: 6601 PINELAND ROAD, BOKEELIA, FL 33922 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. DATE: 04/03/2025 KEVIN C. KARNES CLERK OF THE COURT & COMPTROLLER (SEAL) By: N. Watson DEPUTY CLERK April 11, 18, 202525-01378L
FIRST INSERTION
89°28'05"E along the North line of of said Lots 2 and 1 for 600.60 feet; thence run S 00°14'55"E. for 213.52 feet; thence run N 89°28'05 "E for 185.00 feet to the Point of Beginning. Bearings are based on the North line of the Northwest Quarter of the aforesaid Section 17 as being N 89°28'05" E. AND A tract or parcel of land lying in part of Lots 2 and 6, of Mrs. Lena S. Foster Subdivision, as recorded in Plat Book 4, Page 73, Public Records of Lee County, Florida, as described as follows: Commencing at the Northeast corner of Lot 1 of said Mrs. Lena S. Foster Subdivision, said point also being the Northeast corner of the Northwest Quarter (NW 1/4) of Section 17, Township 44 South, Range 22 East, Lee County, Florida; thence run S 89°28'05"E along the North line of said Lot 1 and the aforesaid Lot 2 for 785.60 feet to the Point of Beginning; thence run S 00°15'40"E for 1355.99 feet; thence run N 40°55'03"W for 430.70 feet; thence run N 00°42'25"W for 300.15 feet; thence run N 89°30'04"E for 83.21 feet; thence run N 00°18'13"W for 727.82 feet to the North line of the aforesaid Lot 2 also being the North line of the aforesaid Northwest Quarter (NW 1/4); thence run N89°28'05"E along said North line for 200.27 feet to the Point of Beginning. Bearings are based on the North line of the Northwest Quarter of the aforesaid Section 17 as being N 89°28'05" E. PARCEL ID: 17-44-22-01-00000.0010 PROPERTY ADDRESS: 13100 LADA LANE, BOKEELIA, FL 33922 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. DATE: 04/02/2025 KEVIN C. KARNES CLERK OF THE COURT & COMPTROLLER (SEAL) By: N. Watson DEPUTY CLERK April 11, 18, 202525-01364L

FIRST INSERTION
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</b> GENERAL JURISDICTION DIVISION CASE NO. 24-CC-5410 <b>CAMBRIDGE ABBEY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. LOUISE A. GINKOWSKI, ET AL., DEFENDANTS.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 7, 2025, and entered in Case No. 24-CC-5410 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein CAMBRIDGE ABBEY HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and Louise A. Ginkowski 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 1st day of May, 2025 the following described property as set forth in said Final Judgment, to wit: Lot 85, Block D, Crown Colony, according to the plat thereof, as recorded in Plat Book 68, Pages 23 through 38, inclusive, of the Public Records of Lee County, Florida. A/K/A: 8894 Dartmoor Way, 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 04/04/2025 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 C09103/415499/26483620.v1 April 11, 18, 202525-01396L
FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE #20286</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA. CASE NO. 24-CA-005987 <b>PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF RICHARD L. FISHER (DECEASED) , ET AL. DEFENDANT(S).</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 7, 2025, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on May 29, 2025, at 09:00 AM, at www.lee.realforeclose.com for the following described property: UNIT NO. 104, BUILDING "Q", CENTRAL PARK SOUTH FOUR, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 1813 AT PAGE 3331, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ANY FUTURE AMENDMENT AND TOGETHER WITH SAID CONDOMINIUM UNIT SHARE OF THE COMMON ELEMENTS APPURTENANT THERETO Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Date: 04/08/2025 Kevin C. KARNES Clerk of the Circuit Court (SEAL) By: N. Watson Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 24-000834/24-CA-00598 7/PHH April 11, 18, 202525-01409L

FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY</b> GENERAL JURISDICTION DIVISION CASE NO. 24-CA-004660 <b>ISHARPE OPPORTUNITY INTERMEDIATE FUND L.P., Plaintiff, vs. FORT MYERS ENTERPRISES, LLC, et al., Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 24, 2025 in Civil Case No. 24-CA-004660 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ISHARPE OPPORTUNITY INTERMEDIATE FUND L.P. is Plaintiff and Fort Myers Enterprises, LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24 day of April, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lots 13 & 14, Block 615, Unit 21, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Page(s) 149 through 173, inclusive, of the Public Records of Lee County, Florida. Address: 1124 SE 31st Street, Cape Coral, FL 33904 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 04/04/2025 Kevin C. KARNES Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N. Watson McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 24-09577FL April 11, 18, 202525-01389L
FIRST INSERTION
<b>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO. 23-CA-011419 <b>RDA CONSULTING ENGINEERS, LLC d/b/a AMERICAN STRUCTURAL ENGINEERING, Plaintiff, v. BLACKTIP CONSTRUCTION GROUP, INC., a Florida profit corporation, JEFFERY S. BEACH, KIYO'S CONCRETE, INC., Florida corporation, HONC MARINE CONTRACTING, INC., Florida corporation, GOLDEN LOTUS, INC., Pennsylvania corporation, JACK GRIM, individually, ARTESIAN POOL CONSTRUCTION, INC., a Florida corporation, and HONC INDUSTRIES, INC., a Florida Corporation, Defendants.</b> NOTICE IS HEREBY given that pursuant to the Amended Final Summary Judgment of Foreclosure and Order Rescheduling Foreclosure Sale entered in the above-styled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein RDA CONSULTING ENGINEERS, LLC d/b/a AMERICAN STRUCTURAL ENGINEERING is the Plaintiff, and BLACKTIP CONSTRUCTION GROUP, INC., is a Defendant, Kevin C. Karnes as Clerk of the Circuit Court shall sell to the highest and best bidder for cash via online auction held at www.lee.realforeclose.com on May 1, 2025 at 9:00 a.m., the real property described as set forth in the Final Summary Judgment, to-wit: Lots 61 and 62, Block 3867, Cape Coral Unit 53 according to the map or plat thereof on file in the Office of the Clerk of Circuit Court recorded in Plat Book 19, Page 64, Public Records of Lee County, Florida. Folio ID Number: 10040386 Property Address: 1913 NW 20th Street, Cape Coral, Florida 33993 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 PENSENS, MUST FILE A CLAIM WITH THE CLERK IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031. Dated: 04/04/2025 Kevin C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) N. Watson Deputy Clerk of Court April 11, 18, 202525-01395L



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ACTIONS / SALES

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FIRST INSERTION
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO. 24-CA-002292</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST 2015-1, Plaintiff, vs. PENNEY MALOY; CITY OF FORT MYERS, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 24, 2025, and entered in Case No. 24-CA-002292 of the Circuit Court in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST 2015-1 is Plaintiff and PENNEY MALOY; CITY OF FORT MYERS, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, <a href="http://www.lee.realforeclose.com">www.lee.realforeclose.com</a>, 9:00 a.m., on April 24, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 1, SABAL PALM GARDENS, AS RECORDED IN PLAT BOOK 25, PAGES 52-53 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THAT PORTION OF LAND LYING CONTIGUOUS AND ADJACENT TO THE WEST LINE OF LOT 1 OF "SABAL PALMS GARDENS" A SUBDIVISION AS RECORDED IN PLAT BOOK 25, PAGE 53 OF PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BETTER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1: THENCE CONTINUING WESTERLY ALONG</p>
<p>THE NORTH LINE OF LOT 1, S 89° 14' 40" W FOR 23.00 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 1 AND 23.00 FEET APART; S 01° 02' 20" E FOR 157.50 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF LOT 1; THENCE, S 49° 22' 55" E FOR 3.41 FEET TO A POINT PROJECTED ALONG AN ARC OF A CURVE; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY, WHICH CENTER BEARS S 52° 24' 06" E HAVING A RADIUS OF 260.00 FEET. AN INCLUDED ANGLE OF 06° 53' 53" AND ARC OF 31.29 FEET (CHORD BEARING N 39° 47' 23" E, 31.28 FEET) TO THE SOUTHWESTERLY CORNER OF LOT 1, THENCE N 01° 02' 20" W ALONG THE WESTERLY LINE OF THE AFORESAID LOT 1 FOR 135.98 FEET TO THE POINT OF BEGINNING. CONTAINING -3,425.36 SQ. FT. OR 0.78+/- ACRES.</p> <p>THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO A "PERPETUAL USE EASEMENT" ALLOWING FOR ACCESS AND INGRESS FOR THE BENEFIT OF GRANTOR, AND TO ALLOW GRANTOR ACCESS TO GAIN ENTRY AND USE THE CERTAIN WELL LOCATED ON THE SUBJECT PROPERTY AS WELL AS SERVICING, MAINTAINING, AND IF NECESSARY REPLACE SUCH WATER WELL.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>DATED at Ft. Myers, Florida, on 04/08/2025</p> <p>KEVIN C. KARNES As Clerk, Circuit Court (SEAL) By: N. Watson As Deputy Clerk</p> <p>Diaz Anselmo &amp; Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: <a href="mailto:answers@dallegal.com">answers@dallegal.com</a> 1496-199775 / BJB April 11, 18, 2025 25-01419L</p>
<p>FIRST INSERTION</p> <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 24-CA-001145</b> <b>MORTGAGE 1, INC Plaintiff(s), vs. CYNTHIA C SCHLICHTING; ROBERT P SCHLICHTING; WILL P DEBRUINE; FIA CARD SERVICES, N/A; THE UNKNOWN SPOUSE OF WILL P DEBRUINE NKA SIMONA DEBRUINE Defendant(s).</b> NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 8, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at <a href="http://www.lee.realforeclose.com">www.lee.realforeclose.com</a> in accordance with Chapter 45, Florida Statutes on the 8th day of May, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit::</p> <p>LOTS 17 AND 18, BLOCK 4621, UNIT 69, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 31 THROUGH 51, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 1901 El Dorado Parkway West, Cape Coral, FL 33914</p> <p>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.</p> <p>04/08/2025</p> <p>Kevin Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N. Watson Deputy Clerk</p> <p>Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 <a href="mailto:attorney@padgettlawgroup.com">attorney@padgettlawgroup.com</a> TDP File No. 23-013726-1 April 11, 18, 2025 25-01422L</p>

FIRST INSERTION
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 24-CA-003518</b> <b>LOANDEPOT.COM, LLC Plaintiff(s), vs. ANDREW WOLFF; JUDITH R WOLFF; DREAM REMODEL CONSTRUCTION LLC; HAYTHAM MAHMOUD; WARNKY HEATING &amp; COOLING Defendant(s).</b> NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on April 4, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at <a href="http://www.lee.realforeclose.com">www.lee.realforeclose.com</a> in accordance with Chapter 45, Florida Statutes on the 22nd day of May, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF LEE, STATE OF FLORIDA: LOT 17, BLOCK B, UNIT 1 RAINBOW GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 4009 East River Drive, Fort Myers, FL 33916</p> <p>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.</p> <p>04/09/2025</p> <p>Kevin Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N. Watson Deputy Clerk</p> <p>Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 <a href="mailto:attorney@padgettlawgroup.com">attorney@padgettlawgroup.com</a> TDP File No. 24-003073-1 April 11, 18, 2025 25-01435L</p>
<p>FIRST INSERTION</p> <p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 25-CA-000504</b> <b>PATTI J. PRELACK, MICHAEL S. FLUSTER, DENISE S. DELICATA, and DANIEL SCOTT HARRIS, Plaintiffs vs. HENRY FLUSTER a/k/a AKHILADHARA, Defendant</b> To: HENRY FLUSTER a/k/a AKHILADHARA, 200 Bloomsbury Avenue, Catonsville MD 21228: YOU ARE HEREBY NOTIFIED that Plaintiffs have filed an action against you for the partition of the following described real property by Court-ordered sale of the real property and division of the proceeds among the co-owners:</p> <p>Unit No. TP2-3D of the TRAWLER VILLAGE CONDOMINIUM of the Landings, a condominium community, according to the Condominium Declaration thereof on file and recorded in the Office of the Clerk of Circuit Court in Official Records Book 1338, Pages 975 through 1054, inclusive, Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said Condominium Declaration. Also known as 4586 Trawler Court, Apt. 304, Fort Myers FL 33919.</p> <p>YOU ARE REQUIRED TO FILE YOUR WRITTEN DEFENSES with the Clerk of the Circuit Court and to serve a copy thereof not later than May 12, 2025, on the Plaintiffs or their attorney, Richard W. Winesett, AVERY, WHIGHAM &amp; WINESETT, P.A., 2248 First Street, Fort Myers, FL 33901, or a default may be entered against you for the relief demanded in the Complaint.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By K. Harris Deputy Clerk</p> <p>Richard W. Winesett, AVERY, WHIGHAM &amp; WINESETT, P.A., 2248 First Street, Fort Myers, FL 33901 Apr. 11, 18, 25; May 2, 2025</p> <p>25-01363L</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO.: 24-CC-002726</b> <b>19-66 77TH STREET INC., Plaintiff, vs. BOATLIFTS BY SYNERGY LLC AND BRANDON GRAHAM, Defendants.</b> TO: BRANDON GRAHAM 1714 3rd Ave E. Oskaloosa, IA 52577</p> <p>YOU ARE NOTIFIED that a breach of contract action pertaining to the property located at 3350 Palm Ave. #2 &amp; #3, Ft. Myers, FL 33901, in Lee County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthoner R. Damianakis, Esq., the plaintiff's attorney, whose address is 2348 Sunset Point Rd., Clearwater, FL 33765, on or before May 14, 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.</p> <p>Dated on: 04/04/2025</p> <p>Kevin C. Karnes Clerk of the Court 2075 Dr. Martin Luther King Jr. Blvd. Ft. Myers, FL 33901 (SEAL) By: N. Watson Deputy Clerk</p> <p>Anthoner R. Damianakis, Esq., the plaintiff's attorney, 2348 Sunset Point Rd., Clearwater, FL 33765 00430517-1 Apr. 11, 18, 25; May 2, 2025</p> <p>25-01394L</p>
<p>FIRST INSERTION</p> <p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 25-CA-000962</b> <b>Truist Bank Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Juan N. Sanchez a/k/a Juan N. Sanchez Garcias a/k/a Juan Sanchez, Deceased; Suncoast Credit Union; Juan Sanchez a/k/a Juan Malave Sanchez a/k/a Juan Sanchez Malavet; Jesus Alberto Sanchez a/k/a Jesus A. Sanchez a/k/a Jesus A. Sanchez Malavet; Stephanie Marie Sanchez a/k/a Stephanie M. Sanchez; Hernando Joel Sanchez-Caraballo Defendants.</b> TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Juan N. Sanchez a/k/a Juan N. Sanchez Garcias a/k/a Juan Sanchez, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:</p> <p>LOT 33, BLOCK 1, WEDGEWOOD, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 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 124, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock &amp; Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of 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 or petition.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED ON 04/09/2025.</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By K. Harris As Deputy Clerk</p> <p>Julie York, Esquire, Brock &amp; Scott, PLLC., Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 24-F01292 April 11, 18, 2025 25-01434L</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 2024-CA-007382</b> <b>YASMAN CARO, Plaintiff, Vs. STOREY FLOYD R SR, Defendant.</b> TO: STOREY FLOYD R SR, 3101 CANAL AVENUE GROVES, TX 77619 STOREY FLOYD R SR, 20230 WARRINGTON DR KATY, TX 77450</p> <p>YOU ARE NOTIFIED that an action to quiet title to the following properties in LEE County, Florida:</p> <p>LOT 23, BLOCK 56, UNIT 11, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 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 26, PAGE 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Parcel ID: 03-44-26-11-00056.0230.</p> <p>has been filed against you and you are required to serve a copy of your written defense, if any, to it Clerk of the Court. PO Box 2469 Fort Myers, FL 33902. on or before May 19, 2025, and file the and file the Original with the clerk of this court Immediately otherwise a default will be entered against you for the relief demand in the complaint or petition.</p> <p>DATED ON 04/07/2025</p> <p>KEVIN C. KARNES AS CLERK OF THE COURT (SEAL) BY: K. Harris AS DEPUTY CLERK.</p> <p>Lee County Clerk of the Court. PO Box 2469 Fort Myers, FL 33902. Apr. 11, 18, 25; May 2, 2025</p> <p>25-01399L</p>
<p>FIRST INSERTION</p> <p><b>AMENDED NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 24-CA-6594</b> <b>MICHAEL CICCONE, Plaintiff, KORO, LLC, a limited liability company of Unknown state of formation, ROBIN DAVIES, if alive, and if not his unknown spouse, heirs, devisees, grantees, creditors or other parties claiming by, through, under or against ROBIN DAVIS and LEE COUNTY TAX COLLECTOR, Defendants.,</b> TO THE DEFENDANTS: KORO, LLC, a limited liability company of Unknown state of formation, ROBIN DAVIES, if alive, and if not his unknown spouse, heirs, devisees, grantees, creditors or other parties claiming by, through, under or against ROBIN DAVIS, who may claim an interest in the real property which is subject of this action.</p> <p>YOU ARE HEREBY NOTIFIED that an action for quieting title for the following property in Lee County, Florida has been filed against you:</p> <p>Lot 5, Block 6168, Cape Coral Subdivision, Unit 98, as recorded in Plat Book 25, Pages 107 through 121, in the Public Records of Lee County, Florida. More commonly known as: 2600 NW 31 st, Cape Coral, FL 33993 Parcel #29-43-23-C4-06168.0050 The last known address for Defendant is: Robin Davis, Hyway, Reading Road, Arborfield, Berkshire RG5 9HN</p> <p>YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: <a href="mailto:Irina@spearinglaw.com">Irina@spearinglaw.com</a>, Vanessa@spearinglaw.com, on or before May 19, 2025. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.</p> <p>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.</p> <p>DATED at Lee County, Florida, this 9th day of April, 2025.</p> <p>Kevin C. Karnes Clerk of Circuit Court (SEAL) By: K. Harris</p> <p>Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: <a href="mailto:Irina@spearinglaw.com">Irina@spearinglaw.com</a>, <a href="mailto:Vanessa@spearinglaw.com">Vanessa@spearinglaw.com</a> Apr. 11, 18, 25; May 2, 2025</p> <p>25-01425L</p>
<p>FIRST INSERTION</p> <p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25-CA-1378</b> <b>IN RE: FORFEITURE OF \$26,508 U.S. CURRENCY, 2022 INFINITI Q50; VIN #: JN1EV7AP4LM206708 TWO (2) GOLD BRACELETS &amp; ONE (1) GOLD CHAIN</b> TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:</p> <p>YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER, CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$26,508 U.S. CURRENCY, 2022 INFINITI Q50; VIN #: JN1EV7AP4LM206708 TWO (2) GOLD BRACELETS &amp; ONE (1) GOLD CHAIN be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.</p> <p>You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described</p>

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 2024-CA-000669</b> <b>2401 FIRST, LLC a Florida limited liability company Plaintiff, vs. CREATING ACCIDENTS ON PURPOSE, LLC, a Florida limited liability company, VERONICA BRISKER and BRYAN BRISKER, Defendants.</b> NOTICE IS GIVEN that pursuant to the Order of Foreclosure filed on the 24th day of March, 2025, in Civil Action No. 2024-CA-000669, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which BRYAN BRISKER, is the Defendant, 2401 FIRST, LLC, a Florida limited liability company, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 24th of April, 2025, at 9:00 a.m. by electronic sale at <a href="http://www.lee.realforeclose.com">www.lee.realforeclose.com</a>, the following described property:</p> <p>Bryan Brisker's membership interest in Priced Right Keels &amp; Wheels, LLC</p> <p>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.</p> <p>Dated this 4 day of April, 2025.</p> <p>KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N. Watson Deputy Clerk</p> <p>M. Brian Cheffer, Attorney for Plaintiff, Cheffer &amp; Hagan, P.A., 2120 McGregor Boulevard, Fort Myers, FL 33901, 239-334-1381</p> <p>April 11, 18, 2025 25-01397L</p>
<p>FIRST INSERTION</p> <p><b>NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA, GUARDIANSHIP ACTION <b>22-GA-000258</b> <b>IN RE: The Guardianship of Byron L Jenkins</b> Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$65,228.65 are being held for Robert W Ellis in the registry of the court, deposited per order dated 03/19/2025, IN RE: The Guardianship of Byron L Jenkins, the Ward.</p> <p>Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.</p> <p>Dated: April 08, 2025</p> <p>KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk</p> <p>Apr. 11; May 9, 2025 25-01410L</p>
<p>FIRST INSERTION</p> <p>\$26,508 U.S. CURRENCY, 2022 INFINITI Q50; VIN #: JN1EV7AP4LM206708 TWO (2) GOLD BRACELETS &amp; ONE (1) GOLD CHAIN.</p> <p>You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>Dated this 28th day of March, 2025.</p> <p>Dated: 04/09/2025</p> <p>Kevin C. Karnes Clerk of Court (SEAL) By: K. Harris Deputy Clerk</p> <p>Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: <a href="mailto:SGoodman@SheriffLeeFL.org">SGoodman@SheriffLeeFL.org</a> Secondary: <a href="mailto:E.Service@SheriffLeeFL.org">E.Service@SheriffLeeFL.org</a> By: Sarah M. Goodman Florida Bar No.: 1058980 April 11, 18, 2025 25-01432L</p>

SAVE TIME



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon  
Friday Publication

Business Observer

PUBLISH YOUR LEGAL NOTICE

Email  
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Business Observer





--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION

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

Case No.: 24-CA-007804

SUKHA ENTERTAINMENT LLC, a Florida Limited Liability Company, and HANISSET RODRIGUEZ, an individual, Plaintiffs, v. SOLE HOMES BUILDERS CORP, a Florida Profit Corporation; GEORGINA VIERA, an individual; OSCAR M. COMPANIONI, an individual; ELIZABETH BLANCHET; an individual; and MINERVA PEREZ, an individual, Defendants.

Defendant, Minerva Perez, whose last known address is: 124 Apache Street, Lehigh Acres, FL 33936, is hereby notified that an action for breach of contract has been filed and commenced in this court, and is are required to serve a copy of their written defenses, if any, to it on Lores Law, PLLC d/b/a The Miami Tax Lawyer, attorney for Plaintiffs, whose address is: 10621 N. Kendall Dr., Suite 209, Miami, Florida 33176, and file the original with the clerk of the above styled court on or before May 19, 2025; otherwise a default will be entered against them for the relief prayed for in the Complaint.

This notice shall be published once each week for four consecutive weeks in Business Observer newspaper.

WITNESS my hand and the seal of said court at Lee County, Florida on this date 04/09/2025.

Kevin C. Karnes  
Clerk of the Circuit Court and Comptroller  
Lee County  
Circuit and County Courts  
2075 Dr. Martin Luther King Jr.  
Boulevard  
Fort Myers, FL 33901  
(SEAL.) By: K. Harris  
As Deputy Clerk

Attorney for Plaintiffs:  
/s/ Adrian Lores de la Pena  
Adrian Lores de la Peña, Esq.  
The Florida Bar # 1020659  
Lores Law PLLC d/b/a The Miami Tax Lawyer®  
10621 North Kendall Drive, Suite 209  
Miami, FL 33176  
Office (305) 977-7526  
Email: adrian@themiamitaxlayer.com  
Apr. 11, 18, 25; May 2, 2025

25-01436L

FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 24-CC-9345

STEAMBOAT BEND EAST CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANGELA SCHENK GOLDBERG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MORTON A. GOLDBERG, DECEASED, et al., Defendants.

TO: The Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against Morton A. Goldberg, Deceased, and Any and All Unknown Parties Claiming By, Through, Under or Against The Herein Named Individual Defendants Who Are Not Known To Be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, Successors, Beneficiaries, or Other Claimants.

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

Unit SBE-5-4-401, STEAM-BOAT BEND EAST AT THE LANDINGS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1481, Page

2279 through 2352 and amendments thereto, and per plat thereof, of the Public Records of Lee County, Florida, together with all appurtenances there unto appertaining and specified to said Condominium Declaration and including, but not limited to the use of automobile parking space No. SBE5-4-401 a/k/a 4100 Steamboat Bend E., Apt. 401, Fort Myers, Florida 33919

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

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

Dated 04/09/2025

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

KEITH H. HAGMAN, ESQ.,  
The Pavese Law Firm,  
P.O. Box 1507,  
Fort Myers, FL 33902  
Keith H. Hagman, Esq.,  
keithhagman@paveselaw.com  
April 11, 18, 2025

25-01431L

FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

Case No. 24-CA-007886

SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. ANTHONY HOWARD DONALDSON AKA ANTHONY DONALDSON, et al. Defendants.

TO: UNKNOWN TENANTS/OWNERS 1

BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

21951 CLAYTOR ROAD  
ALVA, FL 33920

You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:

LOT 30, OF AN UNRECORDED SUBDIVISION KNOWN AS RANCHO 78, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 807, PAGE 718, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

commonly known as 21951 CLAYTOR ROAD, ALVA, FL 33920 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, whichever is later) 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: 04/04/2025

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  
011150/2427839/MTS  
April 11, 18, 2025

25-01393L

FIRST INSERTION

NOTICE OF ACTION:

CONSTRUCTIVE SERVICE - PROPERTY

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 24-CA-007184

ANA CARO, Plaintiff, vs. FRANK W SPATARO, BETTY SPATARO, FLORIDA LANDMARK COMMUNITIES, INC. (fka Lehigh Corporation), SALVATORE FAVIA, DONNA FAVIA, ALICE ALLEN VERNOR, RONALD ALLEN, LOAL CLARK, SUSAN SIWULA, WILLIAM ALLEN, and ANDREA SHALES, Defendant.

STATE OF FLORIDA: COUNTY OF LEE:

To :

William Allen, 37160 N IL Route 59, Lake Villa, IL 60046 / 1549 Jackson St. No Chicago, IL 60046

Susan Siwula, 37160 N IL Route 59, Lake Villa, IL 60046 / 1826 Hazelwood Dr. Lindenhurst, IL 60046

Ronald Allen, 37160 N IL Route 59, Lake Villa, IL 60046 / 701 Lake St. #GA, Antioch, IL 60002

Loal Clark, 37160 N IL Route 59, Lake Villa, IL 60046 / 607 Parma Drive, Lake Villa, IL 60046

Frank W Spataro 1649 Wildwood Ln, Darien, IL 60561 / 6243 South Monitor Street, Chicago, IL 60638

Donna Favia, 6819 Cedar Bluff Way, Sacramento, CA 95283 / 1865 Valley Brook Dr. Alpharetta, GZ 30005

Betty Spataro, 6243 South Monitor Street, Chicago, IL 60638 / 1649 Wildwood Ln Darien, IL 60561

YOU ARE NOTIFIED that an action to quiet title to the following properties in LEE County, Florida:

Lot 4, Block 126, Unit 9, Section

12, Township 44 South, Range 26 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 26, Page 109, of the Public Records of Lee County, Florida. Parcel ID: 12-44-26-L2-09126.0040

And

Lot 19, Block 25, Unit 5, Section 3, Township 44 South, Range 26 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 26, Page 7, of the Public Records of Lee County, Florida. Parcel ID: 13-44-26-11-00110.0150

And

Lot 15, Block 110, Unit 11, Section 13, Township 44 South, Range 26 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 15, Page 62, of the Public Records of Lee County, Florida. Parcel ID: 13-44-26-L3-11110.0150

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on The Dollar Law Firm, PA, the plaintiff's attorney, whose address is 8400 NW 36th St. Suite 450, Doral, FL 33166 on or before May 19, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated: 04/09/2025

KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT (SEAL.) By: K. Harris  
DEPUTY CLERK

The Dollar Law Firm, PA  
8400 NW 36th St. Suite 450  
Doral, FL 33166  
jdollar@lawdollar.com  
Apr. 11, 18, 25; May 2, 2025

25-01430L

FIRST INSERTION

NOTICE OF ACTION

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

Case No.: 24-CA-007804

SUKHA ENTERTAINMENT LLC, a Florida Limited Liability Company, and HANISSET RODRIGUEZ, an individual, Plaintiffs, v. SOLE HOMES BUILDERS CORP, a Florida Profit Corporation; GEORGINA VIERA, an individual; OSCAR M. COMPANIONI, an individual; ELIZABETH BLANCHET; an individual; and MINERVA PEREZ, an individual, Defendants.

Defendant, Georgina Viera, whose last known address is: 1242 SW Pine Island

Road, Suite 42-297, Cape Coral, FL 33991, is hereby notified that an action for breach of contract has been filed and commenced in this court, and is are required to serve a copy of their written defenses, if any, to it on Lores Law, PLLC d/b/a The Miami Tax Lawyer, attorney for Plaintiffs, whose address is: 10621 N. Kendall Dr., Suite 209, Miami, Florida 33176, and file the original with the clerk of the above styled court on or before May 19, 2025; otherwise a default will be entered against them for the relief prayed for in the Complaint.

This notice shall be published once each week for four consecutive weeks in Business Observer newspaper.

WITNESS my hand and the seal of said court at Lee County, Florida on this date 04/09/2025.

Kevin C. Karnes

FIRST INSERTION

Clerk of the Circuit Court and Comptroller  
Lee County  
Circuit and County Courts  
2075 Dr. Martin Luther King Jr.  
Boulevard  
Fort Myers, FL 33901  
(SEAL.) By: K. Harris  
As Deputy Clerk

Attorney for Plaintiffs:  
/s/ Adrian Lores de la Pena  
Adrian Lores de la Peña, Esq.  
The Florida Bar # 1020659  
Lores Law PLLC d/b/a The Miami Tax Lawyer®  
10621 North Kendall Drive, Suite 209  
Miami, FL 33176  
Office (305) 977-7526  
Email: adrian@themiamitaxlayer.com  
Apr. 11, 18, 25; May 2, 2025

25-01433L

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/18/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1976 TWMN HS T239P2300A & T239P2300B . Last Tenants: CARMEN GUGLIUZZA AND SJE FLORIDA ENTERPRISES, LLC and all unknown parties beneficiaries heirs . Sale to be at MHC BUCCANEER ESTATES, LLC, 2210 N TAMiami TR, NORTH FORT MYERS, FL 33903. 813-282-5925.

April 4, 11, 2025

25-01313L

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 April 23rd, 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 119- Kaitlyn Rackerbrandt, Items: Kid's desk, kid's furniture, decorations, kid's school items

April 4, 11, 2025

25-01317L

THIRD 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

THIRD 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserververfi.com

Business Observer

2023

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

Certificate Number: 20-918 Year of Issuance 2022 Description of Property LOT 11, BLOCK 25, UNIT 5, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 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 18, PAGE 58, PUBLIC RECORDS, LEE COUNTY, FL. Strap Number 21-45-27-05-00025.0110

Names in which assessed: ALICE G HULL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01118L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-006651

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DESTINY COMBS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 20, 2023, and entered in 23-CA-006651 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and DESTINY COMBS are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on May 01, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 12 AND 13, BLOCK 1693, CAPE CORAL UNIT 64, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 82 TRHOUGH 95, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 5024 SKY-LINE BLVD, CAPE CORAL, FL 33914

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

Dated this day of 04/02/2025

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
23-111520 - MaM  
April 4, 11, 2025

25-01324L

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

Certificate Number: 20-318 Year of Issuance 2022 Description of Property LOT 20, BLOCK 21, UNIT NO. 3, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 133, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap Number 14-45-27-03-00021.0200

Names in which assessed: MELISSA HOOVER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01114L

THIRD INSERTION

NOTICE OF ACTION

PETITION FOR ANNULMENT 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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

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ACTIONS / SALES / ESTATE / PUBLIC SALES

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SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA <b>File No. 25-CP-0961</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>JOHN J. SHEILS</b> <b>Deceased.</b></p> <p>The administration of the estate of John J. Sheils, 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, FL 33902. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is April 4, 2025.</p> <p><b>Personal Representatives:</b> <b>Eileen M. Sheils</b> 9 Frank Street Court Woburn, Massachusetts 01801 <b>Carolyn J. Sniezek</b> 56 Century Way Dunstable, MA 01827 Attorney for Personal Representatives: Michael B. Hill, Attorney Florida Bar Number: 547824 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: hill@sbshlaw.com Secondary E-Mail: bmerhige@sbshlaw.com April 4, 11, 202525-01304L</p>	<p><b>NOTICE OF ACTION FOR: DISSOLUTION OF MARRIAGE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA <b>Case No: 25-DR-001017</b> <b>In re: The Marriage of: MARLEEN GARCIA, Petitioner, and ALEJANDRO ARCINIEGAS, Respondent.</b> TO: ALEJANDRO ARCINIEGAS Last Known Address: 1623 NE 179th Street, North Miami Beach, FL 33162 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: MARLEEN GARCIA, whose address is: 2602 SW 23rd Cranbrook Drive, Boynton Beach, FL 33436 on or before {date} March 25, 2025, and file the original with the clerk of this Court at: 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.</p> <p>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.</p>	<p>You may review these documents upon request.</p> <p>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.</p> <p>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.</p> <p>Dated: 02/11/2025</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J. Collins Deputy Clerk</p> <p>IF A NONLAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS BELOW: This form was prepared for the Respondent. This was completed with the assistance of: Abraham Penton, www.mysimplifiedivorconline.com, 8785 SW 165th Ave Suite 200,2003, Miami, FL, 33139, 305-744-2319 April 4, 11, 18, 25, 202525-01302L</p>
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF CIVIL ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO: 25-CA-1421</b> <b>JONATHAN BORES, Plaintiff, v. THE ESTATE OF JOSEPH G. GOSS AND THE UNKNOWN BENEFICIARIES OF JOSEPH G. GOSS, Defendants.</b> TO: THE ESTATE OF JOSEPH G. GOSS (address unknown) THE UNKNOWN BENEFICIARIES OF JOSEPH G. GOSS (address unknown) COME NOW, the Plaintiff, JONATHAN BORES, by and through his undersigned counsel, and hereby gives notice that a Quiet Title action on the following property listed below has been instituted in the above action and is now pending in the Twentieth Judicial Circuit Court of the State of Florida, County of Lee, on March 13, 2025; Case No: 25-CA-1421. LEGAL DESCRIPTION: LOT 14, BLOCK 14, UNIT 4, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LE-HIGH ACRES, Recorded in Plat Book 15, Page 35 of the public records of Lee County, Florida. Parcel ID: 24-44-27-04-00014.0140 More commonly known as: 903</p>	<p>Hines Avenue, Lehigh Acres, Florida 33972 ("subject property")</p> <p>You are required to serve an Answer to this action upon: ADAM J. STEVENS, ESQ. of STEVENS LEGAL GROUP, Plaintiffs' counsel, whose address is 4706 Chiquita Boulevard South, PMB 308, Cape Coral, Florida 33914, on or before May 6, 2025, and file the original with the Clerk of this Honorable Court at the Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiffs' counsel or immediately thereafter.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office.</p> <p>Dated this 27th day of March, 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) BY: K. Harris Deputy Clerk</p> <p>STEVENS LEGAL GROUP Counsel for Plaintiff 4706 Chiquita Boulevard S. PMB 308 Cape Coral, Florida 33914 Telephone: (239) 374-4353 Facsimile: (239) 374-4356 BY: /s/ Adam J. Stevens, Esq. ADAM J. STEVENS, ESQ. Florida Bar No. 31898 astevens@stevenslegalgroup.com nbolden@stevenslegalgroup.com fbenoit@stevenslegalgroup.com April 4, 11, 18, 25, 202525-01294L</p>	

SECOND INSERTION
<p><b>NOTICE OF PUBLIC SALE</b></p> <p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 22, 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.</p> <p><b>PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534</b> <b>Time: 09:45 AM</b> <b>Sale to be held at www.storagetreasures.com.</b></p> <p>1098 - dumel, Michelle; 1154 - Guerrier, Lahyla; 1183 - Adams, Andre; 1186 - Moise, Selavie; 1254 - nicholas, Donna; 2006 - Eustache, reynold; 2055 - mcgee, Tramisha; 2090 - Die, Wisline; 2181 - Figueroa, Yamileth; 2261 - barton, Christina; 2264 - Stivenson, Simil; 2295 - Gonzalez-Mendez, Alex; 3010 - Maldonado, Otis; 3036 - Crutchley, Nicholas; 3052 - Bosman, Ashley; 3069 - Crutchley, Nicholas; 3126 - Pierre, Destiney; 3162 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - Rogers, Steven</p> <p><b>PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447</b> <b>Time: 10:00 AM</b> <b>Sale to be held at www.storagetreasures.com.</b></p> <p>1024 - Allen, Jordan; 2031 - Torres, Nicolas; 2224 - burgos, genesis ; 2227 - Overton, Dennis</p> <p>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.</p> <p>April 4, 11, 202525-01306L</p>

SECOND INSERTION	SECOND INSERTION
<p><b>Notice of Self Storage Sale</b></p> <p>Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 4/22/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Julian Ingram unit #722; Alicia Vaughn unit #810; Edwin Herrera unit #P11. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.</p> <p>April 4, 11, 202525-01282L</p>	<p><b>Notice of Self Storage Sale</b></p> <p>Please take notice Prime Storage - North Fort Myers Hancock located at 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 4/22/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Anna Dwyer unit #00351; Ryan Atkinson unit #0127A; Laura Tomaskovich unit #424A. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.</p> <p>April 4, 11, 202525-01283L</p>

FOURTH INSERTION	SECOND INSERTION
<p><b>SPECIAL NOTICE OF ACKNOWLEDGEMENT AND ACCEPTANCE OF SPECIAL WARRANTY DEED</b></p> <p>I, Oscar &amp; Jessie Angeles, trustee of the OSCAR &amp; JESSIE TRUST, a private ecclesiastical trust, in the capacity of OSCAR &amp; 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.</p> <p>It is my free will, act, and deed to Acknowledge my Acceptance of the Warranty Deed recorded in and the lawful ownership of the property under the terms of the Warranty Deed.</p> <p>I request that the record on file in the Office of the Superior Court Clerk of Lee County, Florida Republic/Territory be updated to show my Acceptance of the Warranty Deed and to show OSCAR &amp; JESSIE ANGELES TRUST as the lawful owner of that real estate.</p> <p>I, accept as the Grantee this Warranty Deed and return delivery same subject matter on Special Deposit as Grantor/ Settlor with purpose and intent to settle and adjust, release collateral, and all encumbrances for the benefit of beneficiaries of OSCAR &amp; JESSIE ANGELES TRUST.</p> <p>Legal Description of Property is: Lots 15 AND 16, BLOCK 4067, CAPE CORAL UNIT 56, A SUB-DIVISION, according to the plat thereof, recorded in PLAT BOOK 19, PAGE 107, of the Public Records in Lee County Florida.</p> <p>This is my free will, act, and deed, under my hand and seal:</p> <p>DATED this 2nd day of April, 2025.</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk April 4, 11, 18, 25, 202525-01191L</p>	<p><b>NOTICE OF ACTION FOR PUBLICATION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>Case No: 25-DR-1476</b> <b>IN RE: THE MARRIAGE OF DAVID LYONS, Petitioner, and JENNIFER DELACRUZ, Respondent.</b> TO: Jennifer Delacruz Last known Address 1041 Findlay Ave, Apt 3-L, Bronx, NY 10456 YOU ARE NOTIFIED that an action for Dissolution of Marriage and Other Relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Men's Rights Law Firm, 2799 Del Prado Blvd. S., Cape Coral, Florida 33904, on or before May 12, 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 Petitioner's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition.</p> <p>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.</p> <p>DATED this 2nd day of April, 2025.</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: N. Watson Deputy Clerk April 4, 11, 18, 25, 202525-01297L</p>

THIRD INSERTION
<p><b>NOTICE OF ACTION (formal notice by publication)</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 24-CP-000930</b> <b>IN RE: ESTATE OF LINDA R. GROFF, aka LINDA ROBY GROFF Deceased.</b> TO: ESTATE OF TED S. GROFF Unknown YOU ARE NOTIFIED that an Elective Estate Inventory and Petition to Determine Amount of Elective Share 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: Robert D. Hines, Esq., Hines Norman Hines, P.L.L., 315 S. Hyde Park Ave, Tampa, FL 33606 on or before May 5, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</p> <p>Signed on this 25 day of March, 2025.</p> <p>Kevin C. Karnes As Clerk of the Court By: R. Givins As Deputy Clerk Mar. 28; Apr. 4, 11, 18, 202525-01272L</p>

SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-CA-003399</b> <b>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. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and</p>	<p>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:</p> <p>LOT 11, BLOCK 27, UNIT 4, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-</p>



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ESTATE

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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000669 Division Probate IN RE: ESTATE OF TAMMY JOAN MAKINEN Deceased.</div> <div>The administration of the estate of Tammy Joan Makinen, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of 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 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 April 4, 2025. Terry L. Korpi 411 Ilimano Street Kailua, Hawaii 96734 Eric C. Millhorn Attorney for Personal Representative Florida Bar Number: 806501 Millhorn Trust &amp; Estate Administration Group, PLLC 9481 North US Highway 301 Wildwood, Florida 34785 Telephone: (352) 330-2273 Fax: (352) 330-3400 E-Mail: eric@millhornlaw.com Secondary E-Mail: hbrooks@millhornlaw.com April 4, 11, 202525-01292L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000816 Division Probate IN RE: ESTATE OF MARY ANN H. COOPER a/k/a MARY ANN COOPER Deceased.</div> <div>The administration of the Estate of Mary Ann H. Cooper a/k/a Mary Ann Cooper, deceased, whose date of death was November 1, 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 April 4, 2025. Personal Representative: Keith E. Cooper 105 Knollwood Dr. Troy, Ohio 45373 Attorney for Personal Representative: Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell &amp; Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com April 4, 11, 202525-01285L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-000931 Division: Probate IN RE: ESTATE OF MARGARET G. HOWARD, Deceased.</div> <div>The administration of the Estate of Margaret G. Howard, deceased, whose date of death was November 23, 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 April 4, 2025. Personal Representative: Robert F. Howard 5013 Creswell Dr. Leland, NC 28451 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 GREEN SCHOENFELD &amp; KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevin@gsattorneys.com 01049634.DOCX/1 April 4, 11, 202525-01287L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000519 IN RE: ESTATE OF STEPHEN D. SMITH Deceased.</div> <div>The administration of the Estate of Stephen D. Smith, deceased, whose date of death was December 23, 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 April 4, 2025. Personal Representative: James M. Gillette 106 Moffet Avenue Chardon, OH 44024 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@richardsonsellers.com April 4, 11, 202525-01299L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-257 Division - Probate IN RE: ESTATE OF AUDREY F. BURNS-DARNELL Deceased.</div> <div>The administration of the estate of Audrey F. Burns-Darnell deceased, whose date of death was September 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal 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. 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 PERIOD 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 April 4, 2025. Tamara F. Darnell, Personal Representative 1700 NE 162nd Avenue, Bldg. E #3 Portland, OR 97230 Dawn L. Drellos-Thompson Attorney for Personal Representative Tamara F. Darnell Florida Bar No. 22503 9990 Coconut Road, Suite 210 Bonita Springs, FL 34135 Phone: 239-390-1295 Email: dawn@compass.legal April 4, 11, 202525-01286L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 363 IN RE: ESTATE OF SUZANNE E. WEATHERLY Deceased.</div> <div>The administration of the estate of SUZANNE E. WEATHERLY, deceased, whose date of death was November 14, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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. 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 April 4, 2025. Gaby Moorefield 2019 Chrysler Ave., Sarasota, FL 34234 David G. Bowman, Jr., Esq. Bowman, George, Scheb, Kimbrough, Koach &amp; Chapman, PA 2750 Ringling Blvd., Suite 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 801933 dbowmanj@bowmangeorge.com Attorneys for Personal Representative April 4, 11, 202525-01291L</div>
<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000024 IN RE: ESTATE OF ROBERT EUGENE HUFFER a/k/a ROBERT HUFFER Deceased.</div> <div>The administration of the Estate of Robert Eugene Huffer a/k/a Robert Huffer, deceased, whose date of death was December 9, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Fort Myers, Florida 33902. The 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,</div>	<div>SECOND INSERTION</div> <div>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. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is April 4, 2025. Personal Representative: Benjamin Matthew Phillips 150 Matt Phillips Road Huntsville, Alabama 35806 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 April 4, 11, 202525-01298L</div>				

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

10/20/2025



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ESTATE

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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000798 IN RE: ESTATE OF GABRIELLE S. HAYES, Deceased.</div> <div>The administration of the estate of GABRIELLE SUBERG HAYES, deceased, whose date of death was December 26, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 April 4, 2025. <b>Personal Representative:</b> /s/ Suzan Hayes Humeniuk SUZAN HAYES HUMENIUK 17516 Boat Club Drive Fort Myers, FL 33908 Attorney for Personal Representative: /s/ Enita Kushi Enita Kushi, Esq. Florida Bar Number: 76534 Kushi Law Firm, P.A. 5687 Naples Blvd. Naples, Florida 34109 Telephone: (239) 529-8731 Email: enita@kushilawfirm.com Secondary: yenifer@kushilawfirm.com April 4, 11, 202525-01335L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000798 IN RE: ESTATE OF SHARON ANN HANSEN, A/K/A SHARON MASSA HANSEN, Deceased.</div> <div>The administration of the estate of Sharon Ann Hansen, a/k/a Sharon Massa Hansen, deceased, whose date of death was January 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 April 4, 2025. <b>Personal Representative:</b> Christopher Massa 85 Pleasant Street Huntington, NY 11743 Attorney for Personal Representative: Jonas B. Weatherbie E-Mail Addresses: jweatherbie@gwtrust.law jjavor@gwtrust.law Florida Bar No. 87968 Galbraith Weatherbie Law 999 Vanderbilt Beach Road, Suite 509 Naples, FL 34108 Telephone: (239) 325-1983 April 4, 11, 202525-01310L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000675 IN RE: ESTATE OF DOLLY JEAN DOUGLAS HARRISON, Deceased.</div> <div>The administration of the estate of DOLLY JEAN DOUGLAS HARRISON, deceased, whose date of death was October 8, 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 April 4, 2025. <b>TERICA MITCHELL</b> <b>Personal Representative</b> 4229 Capulet Lane, Apt. 202 Fort Myers, FL 33916 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: jrivera@hnh-law.com April 4, 11, 202525-01303L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-000962 Division: Probate IN RE: ESTATE OF CHARLES H. COOK, Deceased.</div> <div>The administration of the Estate of Charles H. Cook, deceased, whose date of death was January 20, 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 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211. The date of first publication of this Notice is April 4, 2025. <b>Personal Representative:</b> Debra K. Cook 4415 Hill Drive Fort Myers, FL 33901 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 GREEN SCHOENFELD &amp; 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 01051467.DOC/1 April 4, 11, 202525-01311L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000938 Division Probate IN RE: ESTATE OF SUSAN KASE HITCHINGS, AKA SUSAN M. KASE and SUSAN M. KASE-HITCHINGS, Deceased.</div> <div>The administration of the estate of Susan Kase Hitchings, AKA Susan M. Kase and Susan M. Kase-Hitchings, deceased, whose date of death was February 14, 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 name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is April 4, 2025. <b>Personal Representative:</b> Matthew C. Wiese 129 NE 5th Place Cape Coral, FL 33909 Attorney for Personal Representative: Mary Vlasak Snell, Attorney Florida Bar Number: 516988 Pavese Law Firm 1833 Hendry Street Fort Myers, FL 33902 Telephone: (239) 334-2195 Fax: (239) 332-2243 E-Mail: mvs@paveselaw.com Secondary E-Mail: lja@paveselaw.com April 4, 11, 202525-01300L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP921 IN RE: ESTATE OF MARY LOU LEVALLEY Deceased.</div> <div>The administration of the estate of MARY LOU LEVALLEY, deceased, whose date of death was February 21, 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. The written demand must be filed with the clerk. 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 April 4, 2025. <b>Personal Representative:</b> JOHN FERRARI, JR. 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Attorney for Personal Representative: JOHN FERRARI, JR. Attorney Florida Bar Number: 111132 Ferrari, Butler &amp; Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfirm.com Secondary E-Mail: pollyb@elderlegalfirm.com April 4, 11, 202525-01315L</div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-0747 Division Probate IN RE: ESTATE OF GARY L. PRIMOZICH Deceased.</div> <div>The administration of the estate of GARY L. PRIMOZICH, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., 1st and 2nd Floors, 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</div>	<div>SECOND INSERTION</div> <div>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: April 4, 2025. <b>Personal Representative:</b> /s/ Melanie Poch MELANIE POCH 60 Basin Ridge Road Negaunee, Michigan 49866 Attorney for Personal Representative: /s/ Shaun M. Garry SHAUN M. GARRY, Attorney Florida Bar Number: 93412 GrayRobinson, P.A. 999 Vanderbilt Beach Road, Suite 612 Naples, Florida 34108 Telephone: (239) 598-3601 Fax: (239) 598-3164 E-Mail: shaun.garry@gray-robinson.com Secondary E-Mail: lyndsey.black@gray-robinson.com #63026368 v1 April 4, 11, 202525-01319L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25CP000998 Division: Probate IN RE: ESTATE OF CAREY E. DASSATTI, Deceased.</div> <div>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 Carey E. Dassatti, deceased, File Number 25-CP-000998, 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 November 3, 2024; that the total value of the Estate is \$61,400.00; and that the names and addresses of those to whom it has been assigned by such Order are: Name Address Griffin Michael Dassatti, as Trustee of the Carey E. Dassatti Revocable Trust, dated August 13, 2012 1433 W. Belmont Ave., Apt. 3 Chicago, IL 60657 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</div>	<div>SECOND INSERTION</div> <div>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 April 4, 2025. <b>Person Giving Notice:</b> Griffin Michael Dassatti 1433 W. Belmont Ave., Apt. 3 Chicago, IL 60657 Attorney for Person Giving Notice: Kevin A. Kyle, Attorney Florida Bar Number: 980595 GREEN SCHOENFELD &amp; 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 April 4, 11, 202525-01318L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000702 Division PROBATE IN RE: ESTATE OF DAVID J. STIDHAM Deceased.</div> <div>The administration of the estate of David J. Stidham, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER</div>	<div>SECOND INSERTION</div> <div>BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this notice is April 4, 2025. <b>Personal Representative:</b> Mrs. Susan S. Minton 2615 Fleetwood Ave. Cincinnati, OH 45211 Attorney for Personal Representative: Tasha A. Warnock, Esq. Attorney Florida Bar Number: 116474 The Warnock Law Group 6843 Porto Fino Circle Fort Myers, FL 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com April 4, 11, 202525-01314L</div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-0895 IN RE: ESTATE OF STEPHEN S. HENDRICKSON a/k/a STEPHEN SANFORD HENDRICKSON, Deceased.</div> <div>The administration of the Estate of STEPHEN S. HENDRICKSON, deceased, whose date of death was Janu-</div>	<div>SECOND INSERTION</div> <div>ary 20, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE</div>	<div>SECOND INSERTION</div> <div>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</div>	<div>SECOND INSERTION</div> <div>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 April 4, 2025. The Personal Representative has no duty to discover whether any property</div>	<div>SECOND INSERTION</div> <div>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 Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code. <b>Personal Representative:</b> ELIZABETH BIDON c/o Cummings &amp; Lockwood LLC</div>	<div>SECOND INSERTION</div> <div>8000 Health Center Boulevard, Suite 300 Bonita Springs, FL 34135 Attorney for the Personal Representative: WILLIAM N. HOROWITZ, ESQ. Florida Bar No. 0199941 Cummings &amp; Lockwood LLC 8000 Health Center Boulevard, Suite 300 Bonita Springs, FL 34135 8721601.1.docx 4/1/2025 April 4, 11, 202525-01320L</div>
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--- ESTATE ---

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No: 25-CP-889</b> <b>Division: Probate</b> <b>IN RE: THE ESTATE OF</b> <b>DAMON N. JONES,</b> <b>Deceased.</b> The Estate of DAMON N. JONES, deceased, whose date of death was September 29, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-889, 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 April 4, 2025. All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them. All other creditors having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice. A personal representative or curator has no duty to discover whether any property held at the time of the 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. <b>Personal Representative:</b> <b>Deborah A. Green</b> 5775 Mongan Lane Plainfield, IN 46168 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 April 4, 11, 202525-01288L	
SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 24-CP-3436</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>JOHN JOSEPH DORSEY</b> <b>Deceased.</b> The administration of the estate of JOHN JOSEPH DORSEY, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL 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 April 4, 2025. <b>Personal Representative:</b> <b>/s/ Elias M. Mahshie</b> <b>Elias M. Mahshie, ESQ.</b> Attorney for Personal Representative: /s/ Elias M. Mahshie Elias M. Mahshie, ESQ. Attorney for Petitioner Florida Bar Number: 073103 MAHSHIE & DECOSTA, PA 407 E. Marion Ave, suite 101 Punta Gorda, Florida 33950 Telephone: (941) 639-7627 Fax: (941) 575-0242 E-Mail: Elias@MD-Lawfirm.com Secondary E-Mail: Kamalee@MD-Lawfirm.com April 4, 11, 202525-01331L	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-955</b> <b>IN RE: ESTATE OF</b> <b>LILLIAN DEPIRO</b> <b>Deceased.</b> The administration of the estate of Lil- lian DePiro, deceased, whose date of death was March 7, 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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 4, 2025. <b>Personal Representative:</b> <b>Maryann Simmons</b> 57 Buhleir Road Pawling, NY 12564 Attorney for Personal Representative: Amanda Leigh Goodman Attorney Florida Bar Number: 105169 GOODMAN BREEN 3838 Tamiami Trail N, Suite 300 Naples, FL 34103 Telephone: (239) 403-3000 Fax: (239) 403-0010 E-Mail: agoodman@goodmanbreen.com Secondary E-Mail: gbprobate@gmail.com April 4, 11, 202525-01336L	
SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-891</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>KEVIN THOMAS CLEAR,</b> <b>A.K.A. KEVIN T. CLEAR,</b> <b>A.K.A. KEVIN CLEAR</b> <b>Deceased.</b> The administration of the estate of KEVIN THOMAS CLEAR, a.k.a. KEV- IN T. CLEAR, a.k.a. KEVIN CLEAR, deceased, whose date of death was Feb- ruary 22, 2025, 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 per- sonal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 4, 2025. <b>Personal Representative:</b> <b>JAMES MICHAEL HILLGROVE,</b> <b>a.k.a. MICHEAL JAMES</b> <b>HILLGROVE</b> 28452 Burano Drive Bonita Springs, Florida 34135 Attorney for Personal Representative: Brandon R. Bytnar, Esq. Attorney Florida Bar Number: 66365 The Law Office of Brandon R. Bytnar, P.L. 9120 Galleria Court, Suite B Naples, Florida 34109 Telephone: (239) 592-9211 Fax: (239) 963-1479 E-Mail: brandon@bytnarlaw.com Secondary E-Mail: sasha@bytnarlaw.com April 4, 11, 202525-01334L	
SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-000906</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>JANET M. HARRELL a/k/a</b> <b>JANET MOORE HARRELL,</b> <b>Deceased.</b> The administration of the estate of Jan- et M. Harrell a/k/a Janet Moore Har- rell, 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 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 4, 2025. <b>Personal Representative:</b> <b>Nancy Ann Harrell Gover</b> 109 Hibiscus Dr. Punta Gorda, FL 33950 Attorney for Personal Representative: Guy S. Emerich, Esq. Florida Bar Number: 126991 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: sziegler@farr.com and probate@farr.com April 4, 11, 202525-01332L	

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

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

10/18/25 7/2

--- ACTIONS / SALES ---

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-CA-003862</b> <b>FEDERAL HOME LOAN</b> <b>MORTGAGE CORPORATION, AS</b> <b>TRUSTEE FOR THE BENEFIT OF</b> <b>THE SEASONED CREDIT RISK</b> <b>TRANSFER TRUST, SERIES 2018-1,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN HEIRS,</b> <b>BENEFICIARIES, DEVISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHERS</b> <b>WHO MAY CLAIM AN INTEREST</b> <b>IN THE ESTATE OF WILLIAM J.</b> <b>BRIGHT, DECEASED, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 10, 2025, and entered in 24-CA-003862 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein FEDERAL HOME LOAN MORT- GAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEAS- ONED CREDIT RISK TRANSFER TRUST, SERIES 2018-1 is the Plain- tiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN- TEREST IN THE ESTATE OF WIL- LIAM J. BRIGHT, DECEASED 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 24, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 27, BLOCK 29, UNIT 7, WILLOW LAKE ADDITION 1, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE- HIGH ACRES, FLORIDA, AC- CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 18, PAGES 155 THROUGH 162, IN- CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 834 GAR- DENSIDE CT, LEHIGH ACRES, FL 33936 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor- dance with Florida Statutes, Section 45.031. Dated this day of 03/26/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-172987 - MaM April 4, 11, 202525-01289L	
SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO.: 23-CA-012946</b> <b>SERVIS ONE, INC. DBA BSI</b> <b>FINANCIAL SERVICES, DBA</b> <b>Plaintiff, v.</b> <b>WENDY ALTIDOR; UNKNOWN</b> <b>SPOUSE OF WENDY ALTIDOR;</b> <b>GOODLEAP, LLC; THE UNITED</b> <b>STATES OF AMERICA ON</b> <b>BEHALF OF ITS AGENCY, THE</b> <b>SECRETARY OF HOUSING AND</b> <b>URBAN DEVELOPMENT; ALL</b> <b>UNKNOWN PARTIES CLAIMING</b> <b>INTERESTS BY, THROUGH,</b> <b>UNDER OR AGAINST A NAMED</b> <b>DEFENDANT TO THIS ACTION,</b> <b>OR HAVING OR CLAIMING TO</b> <b>HAVE ANY RIGHT, TITLE OR</b> <b>INTEREST IN THE PROPERTY</b> <b>HEREIN DESCRIBED,</b> <b>Defendant.</b> NOTICE IS HEREBY GIVEN pursu- ant to Final Judgment dated March 24, 2025 entered in Civil Case No. 23- CA-012946 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and WENDY ALTIDOR; UNKNOWN SPOUSE OF WENDY ALTIDOR; GOODLEAP, LLC; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SEC- RETARY OF HOUSING AND URBAN DEVELOPMENT are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee. realforeclose.com in accordance with Chapter 45, Florida Statutes on April 24, 2025 the following described prop- erty as set forth in said Final Judgment, to-wit: LOT 29 AND 30, BLOCK 2756, CAPE CORAL UNIT 39, AC- CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 142, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 2116 NW 1st Avenue, Cape Coral, FL 33993 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB- LISHED AS PROVIDED HEREIN. 03/26/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N. Watson DEPUTY CLERK OF COURT Submitted By: Jordan Shealy, Esq. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: ftlrealprop@kelleykronenberg.com File No.: 02305583-JMV April 4, 11, 202525-01281L	
SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TWENTIETH JUDICIAL CIRCUIT</b> <b>IN AND FOR LEE COUNTY,</b> <b>FLORIDA</b> <b>23-CA-006366</b> <b>MCLP ASSET COMPANY, INC. ,</b> <b>Plaintiff, VS.</b> <b>DAVID SIMMONS A/K/A DAVID S.</b> <b>SIMMONS; UNKNOWN SPOUSE</b> <b>OF DAVID SIMMONS A/K/A</b> <b>DAVID S. SIMMONS; UNKNOWN</b> <b>TENANT #1; UNKNOWN</b> <b>TENANT #2; ANY AND ALL</b> <b>UNKNOWN PARTIES CLAIMING</b> <b>BY, THROUGH, UNDER AND</b> <b>AGAINST THE HEREIN NAMED</b> <b>INDIVIDUAL DEFENDANT(S)</b> <b>WHO ARE NOT KNOWN TO BE</b> <b>DEAD OR ALIVE, WHETHER</b> <b>SAID UNKNOWN PARTIES</b> <b>MAY CLAIM AN INTEREST AS</b> <b>SPOUSES, HEIRS, DEVISEES,</b> <b>GRANTEES, OR OTHER</b> <b>CLAIMANTS</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 24, 2025 in Civil Case No. 23-CA-006366, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, MCLP ASSET COMPANY, INC. is the Plaintiff, and DAVID SIM- MONS A/K/A DAVID S. SIMMONS; UNKNOWN SPOUSE OF DAVID SIMMONS A/K/A DAVID S. SIM- MONS; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIM- ING BY, THROUGH, UNDER AND	

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-CA-000825</b> <b>LAKEVIEW LOAN SERVICING,</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>JEMAL ALEMDAR,</b> <b>BRITTANY HERNANDEZ,</b> <b>AND THE UNKNOWN HEIRS,</b> <b>BENEFICIARIES, DEVISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHERS</b> <b>WHO MAY CLAIM AN INTEREST</b> <b>IN THE ESTATE OF BRIANA</b> <b>HERNANDEZ, DECEASED, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure dated December 09, 2024, and entered in 24-CA-000825 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JEMAL ALEMDAR; BRITTANY HERNANDEZ; THE UNKNOWN HEIRS, BENEFICIA- RIES, DEVISEES, GRANTEES, AS- SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIANA HERNANDEZ, DECEASED; AIDEN HERNANDEZ; ANALISA HERNANDEZ 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 17, BLOCK 93, PLAT OF SOUTHWOOD UNIT 19, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVI- SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 82 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 434 PICTUR- ESQUE, LEHIGH ACRES, FL 33974 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor- dance with Florida Statutes, Section 45.031. Dated this day of 04/02/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-147125 - MaM April 4, 11, 202525-01326L	
SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA. <b>CASE NO. 24-CA-003551</b> <b>PHH MORTGAGE</b> <b>CORPORATION,</b> <b>PLAINTIFF, VS.</b> <b>JEFFREY THOMAS BURKE A/K/A</b> <b>JEFFREY T. BURKE, ET AL.</b> <b>DEFENDANT(S).</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 10, 2025, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on May 15, 2025, at 09:00 AM, at www.lee. realforeclose.com for the following de- scribed property: LOTS 39 AND 40, BLOCK 1297, OF THAT CERTAIN SUBDIVI- SION KNOWN AS CAPE COR- AL, UNIT 18, 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 PLAT BOOK 13, PAGES 96 TO 120, INCLUSIVE. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may en- large the time of the sale. Notice of the changed time of sale shall be published as provided herein. Date: 03/26/2025 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N. Watson Deputy Clerk of the Court Prepared by: Tromberg, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 23-001557/24-CA-003551 /PHH April 4, 11, 202525-01279L	



--- TAX DEEDS---

FOURTH INSERTION	FOURTH INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 22-136 Year of Issuance 2022 Description of Property LOT 6, BLOCK 45, LEHIGH ACRES, UNIT 9, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 18, PAGE 132, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 27-45-27-09-00045.0060 Names in which assessed: JUAN DORTA DUQUE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Mar. 21, 28; Apr. 4, 11, 2025	<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 21-566 Year of Issuance 2022 Description of Property LOT 4, BLOCK 49, UNIT 5, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 96, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-05-00049.0040 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 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Mar. 21, 28; Apr. 4, 11, 2025
25-01145L	25-01134L

FOURTH INSERTION	FOURTH INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 22-362 Year of Issuance 2022 Description of Property LOT 23, BLOCK 2, UNIT 1, LEHIGH ACRES, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-01-00002.0230 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 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Mar. 21, 28; Apr. 4, 11, 2025	<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 22-467 Year of Issuance 2022 Description of Property LOT 17, BLOCK 59, EAST HALF OF UNIT 10, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 66, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-10-00059.0170 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 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Mar. 21, 28; Apr. 4, 11, 2025
25-01153L	25-01154L

--- ACTIONS ---

FOURTH INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, STATE OF FLORIDA CIVIL DIVISION <b>Case number: 24-CA-001299</b> <b>NORMAN D. BELAIR, and DEREK P. BELAIR</b> <b>Plaintiff(s), v.</b> <b>RUDOLF MARTENS, et al</b> <b>Defendants.</b> TO: RUDOLF MARTENS AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED 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 LAST KNOWN ADDRESS: HAUPT-STRASSE 176 A-2384 BREITENFURT BEI WEIN, AUSTRIA CURRENT ADDRESS: UNKNOWN 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 45 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 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. You are required to service a copy of your written defenses on or before April 23, 2025 if any, on Redding & Associates, P.A., the Plaintiff's Attorney, whose address is 113 South MacDill Avenue, Suite A, Tampa, Florida 33609, 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 each week for four consecutive weeks in the BUSINESS OBSERVER. Witness my hand and seal of this Court on this 14 day of March, 2025. KEVIN C. KARNES Clerk of the Circuit Court 2075 Dr Martin Luther King Jr Blvd. Fort Myers, Florida 33901 (SEAL) BY: K. Shoap DEPUTY CLERK  John N. Redding, Esq. 113 South MacDill Avenue, Suite A Tampa, Florida 33609 john@jrtampalaw.com Mar. 21, 28; Apr. 4, 11, 2025
25-01187L

SECOND INSERTION	SECOND INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-CA-005388</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.</b> <b>ROQUELINA BENTANCOURT, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 24, 2025, and entered in 24-CA-005388 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S.BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and ROQUELINA BENTANCOURT; JOSE GONZALEZ SARDUY A/K/A JOSE GONZALEZ-SARDUY; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 24, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 25, UNIT 3, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 97, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 3500 41ST ST SW, LEHIGH ACRES, FL 33976 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 04/01/2025 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 24-217200 - MaM April 4, 11, 2025	<b>SECOND INSERTION</b> <b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 23-CA-009810</b> <b>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.</b> <b>HANNAH ALLEN, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 27, 2024, and entered in 23-CA-009810 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and HANNAH ALLEN; GRAYSON STOVER 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 10, BLOCK 3, WEST PART UNIT 1, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 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 26, PAGE 2, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 6134 HIGGINS AVE, FORT MYERS, FL 33905 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 04/02/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk  Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-140936 - MaM April 4, 11, 2025
25-01322L	25-01327L

SECOND INSERTION	SECOND INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-CA-000676</b> <b>UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs.</b> <b>ROVERT WILLIAMS, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2024, and entered in 24-CA-000676 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and ROVERT WILLIAMS; UNKNOWN SPOUSE OF ROVERT WILLIAMS 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 24, 2025, the following described property as set forth in said Final Judgment, to wit: LOT (S) 27 AND 28, BLOCK 720, UNIT 21, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 149 THROUGH 173, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 1303 SE 19TH ST, CAPE CORAL, FL 33990 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 03/26/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk  Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-168269 - MaM April 4, 11, 2025	<b>SECOND INSERTION</b> <b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION <b>CASE NO.: 23-CA-005467</b> <b>TH MSR HOLDINGS, LLC, Plaintiff, vs.</b> <b>DANIEL CORTES, et al., Defendants.</b> NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on March 24, 2025 in Case No. 23-CA-005467 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein TH MSR HOLDINGS, LLC is Plaintiff, and ESTATE OF DANIEL CORTES, UNKNOWN HEIRS OF DANIEL CORTES, INTRUST BANK, UNKNOWN TENANT #1 N/K/A JOAQUIN CORTES, and DANNY CORTES are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on April 24, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOTS 5 AND 6, BLOCK 882, CAPE CORAL, UNIT 26, AS RECORDED IN PLAT BOOK 14, PAGES 117 TO 148, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 310 SE 32nd Street, Cape Coral, Florida 33904 (the Property). together with all existing or subsequently erected or affixed buildings, improvements and fixtures. 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: 03/28/2025 Kevin Karnes Clerk of Court, Lee County (SEAL) By: N. Watson Deputy Clerk of Court  Sokolof REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 / Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff April 4, 11, 2025
25-01322L	25-01295L

SECOND INSERTION	SECOND INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION <b>CASE NO.: 2024-CC-5565</b> <b>Judge: Nicole Lynn Mirra</b> <b>RIVERS EDGE 2 CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, v.</b> <b>JON C. ERICKSON, UNKNOWN TENANT 1, UNKNOWN TENANT 2 and all others claiming by, through or under JON C. ERICKSON, Defendants.</b> NOTICE IS HEREBY given as required by a Final Judgment of Lien Foreclosure – Count I entered in Case No. 2024-CC-5565 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where RIVERS EDGE 2 CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and where JON C. ERICKSON and all others claiming by, through or under JON C. ERICKSON are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on the April 24, 2025, the following described property in accordance with the Summary Final Judgment in Foreclosure: Condominium Parcel: Unit No. 3, of River's Edge 2, a Condominium, according to the plat thereof recorded in Condominium Plat Book 11, page(s) 40, and being further described in that certain Declaration of Condominium recorded in O.R. Book 1783, page 3649 et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made and together with an undivided interest or share in the common elements appurtenant thereto. All as recorded in the Public Records of Lee County, Florida. Parcel ID: 31-45-24-39-00000.0030; Folio ID: 10217537 Address: 14772 Olde Millpond Road, 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 03/28/2025 CLERK OF THE CIRCUIT COURT (SEAL) KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: N. Watson as Deputy Clerk The Dorcey Law Firm, PLC 13515 Bell Tower Drive, Second Floor Fort Myers, FL 33907 April 4, 11, 2025	<b>SECOND INSERTION</b> <b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 22-CA-002880</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</b> <b>LISA A. LAWSON AKA LISA LAWSON, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 01, 2023, and entered in 22-CA-002880 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and LISA A. LAWSON AKA LISA LAWSON 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: LOTS 5 AND 6, BLOCK 751, CAPE CORAL UNIT 22, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 1, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 1110 SE 15TH ST, CAPE CORAL, FL 33990 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 04/02/2025 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 22-043294 - MaM April 4, 11, 2025
25-01323L	

SECOND INSERTION	SECOND INSERTION
<b>NOTICE OF LIEN FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>Case No. 2024-CC-5565</b> <b>Judge: Nicole Lynn Mirra</b> <b>RIVERS EDGE 2 CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, v.</b> <b>JON C. ERICKSON, UNKNOWN TENANT 1, UNKNOWN TENANT 2 and all others claiming by, through or under JON C. ERICKSON, Defendants.</b> NOTICE IS HEREBY given as required by a Final Judgment of Lien Foreclosure – Count I entered in Case No. 2024-CC-5565 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where RIVERS EDGE 2 CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and where JON C. ERICKSON and all others claiming by, through or under JON C. ERICKSON are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on the April 24, 2025, the following described property in accordance with the Summary Final Judgment in Foreclosure: Condominium Parcel: Unit No. 3, of River's Edge 2, a Condominium, according to the plat thereof recorded in Condominium Plat Book 11, page(s) 40, and being further described in that certain Declaration of Condominium recorded in O.R. Book 1783, page 3649 et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made and together with an undivided interest or share in the common elements appurtenant thereto. All as recorded in the Public Records of Lee County, Florida. Parcel ID: 31-45-24-39-00000.0030; Folio ID: 10217537 Address: 14772 Olde Millpond Road, 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 03/28/2025 CLERK OF THE CIRCUIT COURT (SEAL) KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: N. Watson as Deputy Clerk The Dorcey Law Firm, PLC 13515 Bell Tower Drive, Second Floor Fort Myers, FL 33907 April 4, 11, 2025	<b>SECOND INSERTION</b> <b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO.: 2024-CA-005193</b> <b>GREEN IDEA COMPANY, LLC, Plaintiff, vs.</b> <b>PI ESTATES LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT, Defendants.</b> NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, and the Order Granting Motion to Reset Sale dated March 28, 2025, entered in Case No. 2024-CA-005193, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Green Idea Company, LLC is the Plaintiff and PI Estates, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on April 24, 2025, the following described property as set forth in said Order of Final Judgment, to wit: LOTS 2, 3, 4, 5 AND 6, BLOCK K, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LOTS 1, 2, 7 AND 8, BLOCK L, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA PROPERTY ADDRESS: 6635 Pineland Road, Bokeelia, FL 33922 and 6783 Pineland Road, Bokeelia, FL 33922 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. DATE: 04/01/2025 KEVIN C. KARNES CLERK OF THE COURT & COMPTROLLER (SEAL) By: N. Watson DEPUTY CLERK April 4, 11, 2025
25-01329L	











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TAX DEEDS

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FOURTH INSERTION

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

Tax Deed #:2024003172  
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: 22-092 Year of Issuance 2022 Description of Property LOT 10, BLOCK 21, UNIT 4, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 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 18, PAGE 127, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-04-00021.0100  
Names in which assessed: VINNETTE A POWELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01144L

FOURTH INSERTION

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

Tax Deed #:2024003168  
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: 21-792 Year of Issuance 2022 Description of Property LOT 15, BLOCK 73, UNIT 13, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 18, PAGE 119, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-45-27-13-00073.0150  
Names in which assessed: GABRIEL DESIGN BUILD INC, SIMONE FERNANDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01138L

FOURTH INSERTION

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

Tax Deed #:2025000050  
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: 21-018410 Year of Issuance 2021 Description of Property LOT 16, BLOCK 77, UNIT 13, SECTION 36, 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 28, PAGE 71, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-13-00077.0160  
Names in which assessed: FRANCIS WILLIAMS, RALPH A WILLIAMS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01122L

FOURTH INSERTION

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

Tax Deed #:2024003176  
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: 22-186 Year of Issuance 2022 Description of Property LOT 14, BLOCK 64, UNIT 13, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 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 18, PAGE 136, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 27-45-27-13-00064.0140  
Names in which assessed: VIRGINIA WIREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01149L

FOURTH INSERTION

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

Tax Deed #:2024003144  
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: 21-411 Year of Issuance 2022 Description of Property LOT 20 BLOCK 51 UNIT 12 SECTION 23 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 20, PAGE 32, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 23-45-27-12-00051.0200  
Names in which assessed: JOHN ROWAN, STEPHEN ROWAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01129L

FOURTH INSERTION

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

Tax Deed #:2024003139  
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: 21-059 Year of Issuance 2022 Description of Property LOT 4, BLOCK 105, UNIT 16, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 69, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-16-00105.0040  
Names in which assessed: VESTA L BAEHR, VESTA L BAEHR SCHMITT, VESTA L BAEHR SCHMITT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01123L

FOURTH INSERTION

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

Tax Deed #:2024003157  
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: 22-269 Year of Issuance 2022 Description of Property LOT 6, BLOCK 27, UNIT 5, SECTION 28, 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 20, PAGE 59, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 28-45-27-05-00027.0060  
Names in which assessed: RUBY M STEPHENS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01151L

FOURTH INSERTION

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

Tax Deed #:2024003174  
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: 22-168 Year of Issuance 2022 Description of Property LOT 1, BLOCK 59, UNIT 12, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 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 18, PAGE 135, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 27-45-27-12-00059.0010  
Names in which assessed: MARGARET BLAIR, PATRICIA WEEKS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01147L

FOURTH INSERTION

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

Tax Deed #:2024003170  
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: 21-999 Year of Issuance 2022 Description of Property LOT 8, BLOCK 50, UNIT 14, SECTION 26, 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 20, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-14-00050.0080  
Names in which assessed: ESTATE OF HARRY ADAUGHERTY, JANET S DAUGHERTY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01141L

FOURTH INSERTION

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

Tax Deed #:2024003158  
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: 22-312 Year of Issuance 2022 Description of Property LOT 6, BLOCK 35, UNIT 8, SECTION 28, 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 20, PAGE 62 PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 28-45-27-08-00035.0060  
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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01152L

FOURTH INSERTION

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

Tax Deed #:2024003177  
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: 22-245 Year of Issuance 2022 Description of Property LOT 9, BLOCK 10, UNIT 3, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 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 20, PAGE 57, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 28-45-27-03-00010.0090  
Names in which assessed: AGNES ROTTHIER, ESTATE OF RAOUL ROTTHIER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01150L

FOURTH INSERTION

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

Tax Deed #:2024003151  
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: 21-905 Year of Issuance 2022 Description of Property LOT 12, BLOCK 19, UNIT 7, SECTION 26, 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 20, PAGE 44, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 26-45-27-07-00019.0120  
Names in which assessed: ESTATE OF FRANK W HOLLAND, ESTATE OF L RUTH HOLLAND, RUTH L HOLLAND

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01139L

FOURTH INSERTION

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

Tax Deed #:2024003162  
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: 22-548 Year of Issuance 2022 Description of Property LOT 5, BLOCK 87, UNIT 14, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 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 28, PAGE 72, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 36-45-27-14-00087.0050  
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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01156L

FOURTH INSERTION

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

Tax Deed #:2024003161  
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: 22-475 Year of Issuance 2022 Description of Property LOT 16, BLOCK 61, EAST 1/2 OF UNIT 10, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 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 28, PAGE 66, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-10-00061.0160  
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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01155L

FOURTH INSERTION

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

Tax Deed #:2025000033  
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: 21-009403 Year of Issuance 2021 Description of Property LOT 14, BLOCK N, TWELFTH STREET PARK SECTION 20, TOWNSHIP 44 SOUTH, RANGE 27 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 25, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 20-44-27-20-000N0.0140  
Names in which assessed: J F GENOVA, JOSEPH F GENOVA, JOSEPHINE M GENOVA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01120L

FOURTH INSERTION

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

Tax Deed #:2024003077  
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: 15-55 Year of Issuance 2022 Description of Property A PORTION OF LOT 28, BLOCK 3855, CAPE CORAL SUBDIVISION, UNIT 53 AS RECORDED IN PLAT BOOK 19, PAGES 75 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 28, BLOCK 3855, CAPE CORAL SUBDIVISION, UNIT 53 AS RECORDED IN PLAT BOOK 19, PAGES 75 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY FLORIDA, LESS AND EXCEPT THE FOLLOWING PARCEL: COMMENCING AT THE NORTHWEST CORNER OF LOT 28; THENCE S 00 DEGREES 27'57" WEST 80.00 FEET ALONG THE WESTERLY LINE OF LOT 28 TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERN LINE SOUTH 83 DEGREES 34'36" EAST 70.00 FEET; THENCE SOUTH 43 DEGREES 19'55" EAST FOR 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 28; THENCE ALONG THE SOUTHERN LINE OF LOT 28 NORTH 78 DEGREES 13'13" WEST 127.47 FEET TO THE SOUTHWEST CORNER OF LOT 28; THENCE ALONG THE WESTERN LINE OF LOT 28 NORTH 00 DEGREES 28'06" EAST FOR 40.00 FEET TO THE POINT OF BEGINNING. Strap Number 33-43-23-C2-03855.0280  
Names in which assessed: CPL NE 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](http://www.lee.real-taxdeed.com) on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 21, 28; Apr. 4, 11, 2025

25-01099L

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SALES

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**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 of Foreclosure filed the 18th day of February, 2025, and Order Rescheduling Foreclosure Sale filed on the 1st day of April, 2025 and entered in case No. 24-CC-1874 in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, 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](http://www.lee.realforeclose.com) in accordance with Chapter 45, Florida Statutes, on MAY 1, 2025 at 9:00 a.m. the following described property as set forth in said Final 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 04/01/2025

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

Frank Pavese, Jr., Esq.,  
P.O. Box 10088,  
Cape Coral, Florida 33904-0088,  
[frankpavesejr@paveselaw.com](mailto:frankpavesejr@paveselaw.com)  
[jinettesalazar@paveselaw.com](mailto:jinettesalazar@paveselaw.com)  
April 4, 11, 2025 25-01330L