**Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotic

PAGES 21-36

APRIL 11 - APRIL 17, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 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 25-01382L April 11, 2025

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES
NOTICE IS HEREBY GIVEN that Gage Matthew Foster will engage in business under the fictitious name SCOOPER 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

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

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

Case No.: 2025-CA-001245 IN RE: FORFEITURE OF: One (1) 2008 Ford F450 (VIN: 1FDXF46R98EB33957)

ALL PERSONS who claim an interest in the following property: One (1) 2008 $\,$ F450 (VIN: 1FDX-F46R98EB33957), 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 Angeline 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

Fictitious Name Notice

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 25-01423L

April 11, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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

CHECK OUT YOUR LEGAL NOTICES Done floridapublicnotices.com

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 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

Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 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

25-01387L

FIRST INSERTION

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

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No: 25-DR-002378

Richard Raymond Colon, Petitioner, and

Respondent, TO: Krystal Smart 314 Blackshear Dr Panama City FL

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Proce quires 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

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.

Apr. 11, 18, 25; May 2, 2025

25-01383L

FIRST INSERTION

FICTITIOUS NAME NOTICE 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 MY-ERS BEACH, FLORIDA 33931 intends to register the said name in LEE county with the Division of Corporations, Flor ida Department of State, pursuant to section 865.09 of the Florida Statutes. April 11, 2025 25-01365L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S.

§865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 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,

Dated this 7 of April, 2025. Roberto Alexander Romero 3730 Hanover st Fort Myers, FL 33901 April 11, 2025

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 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, Tal-

lahassee, Florida. Dated this 4 of April, 2025. DANIEL MANDIC, DDS PLLC 11338 Bonita Beach Rd SE 102 Bonita Springs, FL 34135 April 11, 2025

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING

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

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

FIRST INSERTION

NOTICE OF ACTION OF

PETITIONER'S PETITION FOR

DISSOLUTION OF MARRIAGE WITH MINOR CHILD AND

OTHER RELIEF.

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA FAMILY DIVISION

CASE NO.: 24-DR-5649

IN RE: THE MARRIAGE OF: KRISTEN MICHELLE

TO: Philip Anthony Delliveniri

Physical Description: Age: 38; Race: Caucasian; Hair Color:

Brown; Height: 5'10"; Date of Birth:

YOU ARE NOTIFIED that an action

for Petitioner's Petition for Dissolution

of Marriage with Minor Child and Oth-

er 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 be-

fore May 13, 2025 and file the original

with the Clerk of this Court at 2075 Dr

Martin Luther King Jr Blvd, Fort My-

ers, FL 33901, before service on Peti-

tioner or immediately thereafter. If you

fail to do so, a default may be entered

against you for the relief demanded in

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

cuit Court's office notified of your cur-

rent 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, re-

quires certain automatic disclosure of

documents and information. Failure to

comply can result in sanctions, includ-

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

Kevin C. Karnes

25-01408L

ing dismissal or striking of pleadings.

Dated: 04/03/2025

Apr. 11, 18, 25; May 2, 2025

You must keep the Clerk of the Cir-

DELLIVENIRI

DELLIVENIRI

Respondent.

8 Philip Lane

June 22, 1986

request.

Arden, NC 28704

Petitioner, and PHILLIP ANTHONY

April 11, 2025

FIRST INSERTION

25-01401L

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND RELATIVE ADOPTION

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

DOMESTIC RELATIONS Case No. 24-DR-8142 IN RE: The Adoption of AUBREY NICOLE NEAL,

Adoptee. TO: Alexander Neal, III 4395 Colonial Blvd., #210, Fort Myers,

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, Bokeelia, 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 fol-A.N.N. Born August 13, 2013, in

Cape Coral, Florida.
Physical description of Respondent:

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 Cir-

cuit 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

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} Apr. 11, 18, 25; May 2, 2025

25-01418L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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

NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME

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

--- TAX DEEDS ---

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

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 & Comptrol

Apr. 11, 18, 25; May 2, 2025

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

FIRST INSERTION

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 & Comptrol-

Apr. 11, 18, 25; May 2, 2025

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** 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, LE-HIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIR-CUIT, RECORDED IN PLAT BOOK 26, PAGE 2, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-44-26-01-00004.0060

Names in which assessed: RICH-ARD 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 & Comptrol-

Apr. 11, 18, 25; May 2, 2025

25-01344L

FIRST INSERTION

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

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 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 & Comptrol-

Apr. 11, 18, 25; May 2, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

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

of Court. Owner has rights to recover

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025000010 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: 20-021603 Year of Issuance 2020 Description of Property LOT 25, BLOCK 24, UNIT 4, SECTION BLOCK 24, UNIT 4, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, PAGE 134, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-04-00024.0250

Names in which assessed: DANIEL LONGFORD, PATRI-CIA 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.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Apr. 11, 18, 25; May 2, 2025

25-01349L

FIRST INSERTION

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

Tax Deed #:2024002886 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: 15-798 Year

of Issuance 2022 Description of Property LOT 20, BLOCK 4, UNIT 1, SOUTH HALF OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 7, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 07-44-27-01-00004.0200

Names in which assessed: ELE PROPERTIES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Apr. 11, 18, 25; May 2, 2025

25-01338L

FIRST INSERTION

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

Tax Deed #:2025000029 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-018063 Year of Issuance 2019 Description of Property LOT 2, BLOCK 27, UNIT 5, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, PAGE 135, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-05-00027.0020

Names in which assessed: HANNELORE SCHUELE All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall 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 & Comptrol-

Apr. 11, 18, 25; May 2, 2025

25-01343L

FIRST INSERTION

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

Tax Deed #:2025000014 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: 20-014462

Year of Issuance 2020 Description of Property EAST 1/2 OF LOT 12, BLOCK 14, UNIT 4, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-27-04-00014.012B Names in which assessed:

DALIP SIGNH, DALIP SINGH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Apr. 11, 18, 25; May 2, 2025

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000008

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: 21-015061

Year of Issuance 2021 Description of Property LOT 9, BLOCK 29, UNIT 7, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 15, PAGE(S) 157, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-27-07-00029.0090 Names in which assessed:

TARPON IV LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Apr. 11, 18, 25; May 2, 2025

FIRST INSERTION

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

Tax Deed #:2025000021 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: 20-033868

Year of Issuance 2020 Description of Property LOTS 69 AND 70, BLOCK 4032, CAPE COR-AL UNIT 56, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 19, PAGE(S) 107 THROUGH 116 INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C4-04032.0690

Names in which assessed: RON PELED

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

Apr. 11, 18, 25; May 2, 2025

25-01350L

FIRST INSERTION

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

Tax Deed #:2025000018 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-015902 Year of Issuance 2019 Description of Property LOT 13, BLOCK 49, UNIT 8, SECTION 2, 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 198, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 02-45-27-08-00049.0130

Names in which assessed: JOHN J WOHLFEHRT, SHIRLY M SMITH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Apr. 11, 18, 25; May 2, 2025

25-01340L

FIRST INSERTION

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

Tax Deed #:2025000017 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: 20-018971 Year of Issuance 2020 Description of Property LOT 17, BLOCK 72, UNIT 13, SECTION 1, 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 182, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-13-00072.0170

Names in which assessed: ELEANOR DOBAN, ELEANOR

M DOBAN, JOSEPH A DOBAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-

Apr. 11, 18, 25; May 2, 2025

25-01346L

FIRST INSERTION

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

Tax Deed #:2025000025 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: 20-021396 Year of Issuance 2020 Description of Property LOT 4, BLOCK 60, UNIT 12, 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 30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-12-00060.0040

Names in which assessed: ANTHONY M MEMMI, AN-THONY MEMMI

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

Apr. 11, 18, 25; May 2, 2025

25-01348L

FIRST INSERTION

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

Tax Deed #:2025000007 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: 21-015004 Year of Issuance 2021 Description of Property LOT 7, BLOCK 10, UNIT 3, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 151, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-27-03-00010.0070

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 & Comptrol-

Apr. 11, 18, 25; May 2, 2025

25-01353L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000026

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: 21-015636 Year of Issuance 2021 Description of Property LOT 19, BLOCK 69, UNIT 14, 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 CIR-CUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-14-00069.0190

Names in which assessed: HELEN MORRISON

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

Apr. 11, 18, 25; May 2, 2025 25-01358L

FIRST INSERTION

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

Tax Deed #:2025000012 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: 21-017387 Year of Issuance 2021 Description of Property LOT 3, BLOCK 10, UNIT 2, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CITCUIT COURT, RE-CORDED IN PLAT BOOK 18, PAGE 108, PUBLIC RECORDS OF LEE C OUNTY, FLORIDA. Strap Number 25-45-27-02-00010.0030

Names in which assessed: ESTEBAN ARONEZ

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

Apr. 11, 18, 25; May 2, 2025

25-01360L

FIRST INSERTION

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

Tax Deed #:2025000011 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-005819 Year of Issuance 2019 Description of Property LOT 3, BLOCK 75, UNIT 9, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 72, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 25-44-26-09-00075.0030

Names in which assessed: JUANITA F JONES, WILLIAM R JONES

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/03/2025 at 10:00 am. by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

 ${\it Apr.\,11,\,18,\,25;\,May\,2,\,2025}$

25-01339L

FIRST INSERTION

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

Tax Deed #:2025000009 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-018050 Year of Issuance 2019 Description of Property LOT 16, BLOCK 24, UNIT 4, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 134, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-04-

00024.0160 Names in which assessed: KATHERINE P HORGAN, MIS-TERY K HORGAN

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

Apr. 11, 18, 25; May 2, 2025 25-01341L

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

Tax Deed #:2025000004 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:

FIRST INSERTION

Certificate Number: 20-019149 Year of Issuance 2020 Description of Property LOT 1, BLOCK 50, UNIT 8, SECTION 2 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 198 PUBLIC RECORDS, LEE COUNTY FLORIDA. Strap Number 02-45-27-08-00050.0010

Names in which assessed: FRANK L HUGHES, FRANK L HUGHES ESTATE, JOYCE F HUGHES All of said property being in the County

of Lee, State of Florida, Unless such certificate(s) shall be redeemed according 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 & Comptrol-

Apr. 11, 18, 25; May 2, 2025 25-01347L

FIRST INSERTION

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

Tax Deed #:2025000023 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: 21-015439 Year of Issuance 2021 Description of Property LOT 16, BLOCK 83, UNIT 18, 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 240, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-45-27-18-00083.0160

Names in which assessed: JOSEPH HALL, JOSEPH HALL SR, JOSEPH P HALL, SHIRLEY HALL

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

Apr. 11, 18, 25; May 2, 2025 25-01356L FIRST INSERTION

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

Tax Deed #:2025000024 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: 21-015494 Year of Issuance 2021 Description of Property LOT 2, BLOCK 16, UNIT 3, 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 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-03-00016.0020 Names in which assessed: ESTATE OF DAPHNE ELVETA

OF DAPHNE WALTERS All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according 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 & Comptrol-

JOHNSON WALTERS, ESTATE

Apr. 11, 18, 25; May 2, 2025 25-01357L FIRST INSERTION

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

Tax Deed #:2025000028 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-018059 Year of Issuance 2019 Description of Property LOT 16, BLOCK 26, UNIT 5, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 135, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-05-00026.0160

Names in which assessed: CAROLE HALLAL, DEBRA HIATT ZAWLOCKI, JOANNE MERCER SUPPIGER

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according 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 & Comptrol-

Apr. 11, 18, 25; May 2, 2025

25-01342L

--- 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, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED 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, LE-ANDRO 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.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Apr. 11, 18, 25; May 2, 2025

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, TOWN-SHIP 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, RE-CORDED 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.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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.

VIN# JF1GV8J65EL003005 25-01392L April 11, 2025

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, TOWN-SHIP 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.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Apr. 11, 18, 25; May 2, 2025

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

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

Deceased.

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 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 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 25-01370L April 11, 18, 2025

FIRST INSERTION

LEE COUNTY

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 speci-fied under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND

FIRST INSERTION

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 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 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 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 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 $\begin{array}{c} \text{COURT IN AND FOR LEE COUNTY,} \\ \text{FLORIDA} \end{array}$

PROBATE DIVISION File No. 25-CP-000926 IN RE: ESTATE OF JASON C. STOVER,

Deceased.The administration of the estate of JA-SON 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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@mclalughlinstern.com

Secondary Email: dbaez@mclalughlinstern.com April 11, 18, 2025 25-01398L

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 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

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 FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING

OTHER APPLICABLE TIME PE-RIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or Cu-

rator 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 11, 2025.

> **Person Giving Notice:** Susan Fecitt 3721 Hill Street Fairfax, VA 22030

Attorney for Person Giving Notice: Kevin A. Kyle, Attorney Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevinkyle@gskattorneys.com 01047546.DOC/1 25-01373L April 11, 18, 2025

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 (Excempt); 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

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

BARRED. NOTWITHSTANDING 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 De-

cedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 11, 2025.

Person Giving Notice: Valerie G. Bucina

9005 Falcon Pointe Loop Fort Myers, FL 33912 Attorney for Person Giving Notice: Kevin A. Kyle, Attorney Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevinkyle@gskattorneys.com 01051962.DOČ/1 April 11, 18, 2025 25-01367L



legal@businessobserverfl.com



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.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000440 IN RE: ESTATE OF LINDA MERRILL BILLUPS **Deceased.**The administration of the estate of

Linda Billups, deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, 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. 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 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 11, 2025.

Personal Representative: Lauren Miller

2025 Alder Ln Vass, NC 28394 Attorney for Personal Representative: Shawn R.H. Smith, Attorney Florida Bar Number: 489492 RTRLaw 189 S. Orange Ave. Suite 850 Orlando, FL 32801 Telephone: (407) 343-5152 Fax: (954) 370-1992

E-Mail: ssmith@rtrlaw.com

April 11, 18, 2025

FIRST INSERTION

25-01415L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No.: 25-CP-000782 **Probate Division** IN RE: ESTATE OF LEANN MARIE WARNER,

Deceased.The administration of the estate of Leann Marie Warner, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The Personal Representative is Michael Sheriff, whose address is 2731 SW 30th Terrace, Cape Coral, Florida 33914.

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PURITCATION 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 so filed within the time periods set forth in Section 733.702 of the Florida Probate Code will be forever barred. Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

The date of the first publication of this notice is: April 11, 2025

/s/ Michael Sheriff MICHAEL SHERIFF s/Dylan R. Shea, Esq.

Dylan R. Shea, Esq. Attorney for Petitioner Florida Bar No. 0107760 Guardian Legal 12600 World Plaza Ln, Ste 63 Fort Myers, FL 33907 Telephone: 239.530.4300 Email: dylan@myguardianlegal.com April 11, 18, 2025 25-01426L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION File No: 25-CP-414 IN RE: THE ESTATE OF DENNIS GENE HOLLAND,

Deceased. The administration of the estate of Dennis Gene Holland, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

Personal Representative: Jesse McClain-Jepson Holland

8034 Stevens Ave Bloomington, MN 55420 Attorney for Personal Representative: Jonathon C. Elgin Florida Bar No. 1003247 JC Elgin PA 12858 Banyan Creek Dr Suite 102 Fort Myers, FL 33908 Office: (239) 955-3175 Email: jc@jcelgin.com; April 11, 18, 2025 25-01390L

FIRST INSERTION

Notice To Creditors IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File Number: 25CP795 IN RE: ESTATE OF James L Kreger Deceased.

The administration of the Estate of JAMES L. KREGER deceased, whose date of death was February 14th, 2025 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers ${\rm FL\,33901}.$ The personal representative's and the personal representative's attorney names and addresses are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 11, 2025.

Personal Representative: Matthew Kreger 3821 San Remo Dr.,

Jacksonville FL 32217 Attorney for Personal Representative Maria Bryant Esq. Florida Bar No. 55332 The Haba Law Firm, P.A. 12420 Pebble Stone Court Fort Myers, FL 3391325-01381L April 11, 18, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-000837 **Division: Probate** IN RE: ESTATE OF HERMINE THERESA

CROSSDALE.

Deceased. The administration of the Estate of Hermine Theresa Crossdale, deceased, whose date of death was March 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Repre-

sentative'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 FOREV-ER 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: Michael A. Crossdale 42 Deer Court Drive

Middletown, NY 10940 Attorney for Personal Representative: Bruce D. Green Attorney for Personal Representative Florida Bar Number: 260533 Bruce Green Law Firm 12800 University Drive, Suite 320 Fort Myers, Florida 33907 Telephone: (239) 448-9555 Fax: (239) 448-9560 E-Mail: bruce@brucegreenlaw.com April 11, 18, 2025 25-01428L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000877 IN RE: ESTATE OF JAMES H. DORAN 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 James H. Doran, deceased, File Number 25-CP-000877, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902; that the decedent's date of death was April 10, 2024; that the total value of the estate is \$78,027.00, all of which has been determined as EXEMPT homestead property, and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address Michele Doran 1004 Paradise Rd. Swampscott, MA 01907 Shirley Hamil 11 Garfield St.,

Salisbury, MA 01952 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is April 11, 2025.

Person Giving Notice: Michele Doran 1004 Paradise Rd.

Swampscott, MA 01907 Attorney for Person Giving Notice 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 csellers@richardsonsellers.comApril 11, 18, 2025 25-01374L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000564 **Division Probate** IN RE: ESTATE OF DANIELLE MARIE FLECK Deceased.

The administration of the estate of DANIELLE MARIE FLECK, deceased, whose date of death was February 5. 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2115 Second 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 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 11, 2025.

Personal Representative: ANDREA FLECK 10 Baldwin Drive

Stow, MA 01775 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487 Telephone: (561) 210-5500 April 11, 18, 2025

25-01371L

FIRST INSERTION

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

Division: Probate File No. 2025-CP-001030 IN RE: ESTATE OF JOSEPH CHARLES HENRY JOHNSON A/K/A JOSEPH JOHNSON, Deceased.

The administration of the Estate of JO-SEPH CHARLES HENRY JOHNSON, also known as JOSEPH JOHNSON "Decedent"), deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attornev 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 AF-TER 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 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

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.

Personal Representative GLENNAS. JOHNSON

4971 Bonita Bay Blvd., Unit 2703 Bonita Springs, FL 34134 Attorney for Personal Representative KIMBERLEY A. DILLON Florida Bar No. 14160 QUARLES & BRADY LLP 1395 Panther Lane, Suite 300 Naples, FL 34109 Telephone: 239-262-5959 E-mail: kimberley.dillon@quarles.com Alternate E-Mail: debra.seymour@quarles.comApril 11, 18, 2025 25-01376L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000189 IN RE: ESTATE OF SHIRLEY ANN P. DUFFY,

Deceased The administration of the estate of Shirley Ann P. Duffy, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court of Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Ft. Myers, Florida 33901. The names and addresses of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims ON OR BEFORE THE LATER OF 3 MONTHS AFTER TIME OF FIRST PUBLICA-TION 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 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 11, 2025.

Personal Representative: Thomas Duffy

Attorneys for Personal Representative: Dominic A. Montagnese, Esq. Florida Bar No. 1060092 Cherewka Law, P.C. 624 N Front St. Wormleysburg, PA 17043 Office: (717) 232-4701 Fax: (717) 232-4774 Email: dmontagnese@cherewkalaw.comSecondary Email: firm@cherewkalaw.com April 11, 18, 2025 25-01427L

FIRST INSERTION

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

PROBATE AND GUARDIANSHIP

DIVISION **CASE NO.: 25-CP-000898** IN RE: ESTATE OF WILLIAM JOHN GARFALL A/K/A WILLIAM J. GARFALL, Deceased

The administration of the Estate of WILLIAM JOHN GARFALL A/K/A WILLIAM J. GARFALL, deceased, File Number 25-CP-000898, is pending in the Circuit Court, in and 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 the Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE 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, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is April 11, 2025.

Personal Representative: RACHEL G. GARFALL

2619 SW 2nd Terrace Cape Coral, Florida 33991 Attorneys for Personal Representative: RUBINO FINDLEY, PLLC 20283 State Road 7, Suite 400 Boca Raton, FL 33498 (561) 235-7007 STEVEN C. RUBINO, ESQ. Florida Bar Number: 108170 SUSAN W. FINDLEY, Esq. Florida Bar Number: 160600 Primary email address: service@rubinofindley.com April 11, 18, 2025 25-01413L FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No 25-CP-000544 IN RE: ESTATE OF STEVEN MATTHEW JASON II,

Deceased.The administration of the estate of Steven Matthew Jason II, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 11, 2025.

Personal Representative: /s/ Katie A. Miers Katie A. Miers

20720 Six Ls Farm Road Estero, Florida 33928 Attorney for Personal Representative: s/ Christopher G. Price Christopher G. Price Florida Bar No. 14622 Sarrett Price, P.A. 999 Vanderbilt Beach Rd., Ste. 200 Naples, Florida 34108 Phone: (239) 325-5070 Email: cprice@sarrettprice.com April 11, 18, 2025 25-0 25-01372L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-0965 IN RE: ESTATE OF ALLAN B. LANE

Deceased. The administration of the estate of Allan B. Lane, deceased, whose date of death was February 2, 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 repre-

sentative'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES 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 11, 2025.

Personal Representative: Kristin L. Lane 1130 S. Eaton Circle, Apt. 2D

Castle Rock, Colorado 80104 Attorney for Personal Representative: Janet M. Strickland, FL Bar No. 137472 Florida Bar Number: 137472 Law Office of Janet M. Strickland, P.A. 2340 Periwinkle Way, Suite J-1 Sanibel, FL 33957 Telephone: (239) 472-3322 E-Mail: jms@sanibellaw.net Secondary E-Mail: jms2@sanibellaw.net

April 11, 18, 2025

25-01412L

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP492 IN RE: ESTATE OF LINDA J. LEE A/K/A LINDA JOY LEE

Deceased. 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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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: Dean K. Fong

4731 Bonita Bay Blvd., Unit 302 Bonita Springs, Florida 34134-6711 Attorney for Personal Representative: Haylee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson, Franklin, Starnes & Holt,

3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, FL 34134 Telephone: (239) 344-1107 Fax: (239) 294-3731 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail:

becky.defrancesco@henlaw.com April 11, 18, 2025 25-01380L

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA. PROBATE DIVISION

CASE NO.: 25-CP-000883 DIVISION: P(7) IN RE: ESTATE OF CAROLYN RENEE CALLAHAN A/K/A CAROLYN R. CALLAHAN A/K/A CAROLYN CALLAHAN,

Deceased.The administration of CAROLYN RE-NEE 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 Pe-

titioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED

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

A PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECE-DENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLOR-IDA 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.

The date of first publication of this

notice is April 11, 2025.

GARY JAMES ROTHENBERG, Petitioner 3027 SE 5th Place, Cape Coral FL 33904 LAW OFFICES OF AL NICOLETTI /s/ Alfred V. Nicoletti ALFRED V. NICOLETTI, ESQ. Florida Bar No.: 125446 7512 Dr. Phillips Blvd. Suite 50-647 Orlando, Florida 32819

FIRST INSERTION

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

File No. 25-CP-1013 **Division Probate** IN RE: ESTATE OF JUBILEE R. BRAINERD

Deceased.

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.

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 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 11, 2025.

Personal Representative: Jasmine Brainerd 5757 Summerall Vista Circle

Apt No. 108 Riverview, Florida 33578 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 11, 18, 2025

FIRST INSERTION

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

File No. 25-CP-001026 IN RE: ESTATE OF JOHN W. BERRY a/k/a JOHN WILLIAM BERRY Deceased.

The administration of the estate of JOHN W. BERRY a/k/a JOHN WIL-LIAM 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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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: Dr. Gregory J. Heise

4305 Greenview Drive El Dorado Hills, CA 95762 Attorney for Personal Representative: Neil R. Covert, Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com Secondary E-Mail: service@covertlaw.com April 11, 18, 2025 25-01411L

FIRST INSERTION

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

File No. 25-CP-000927 Division PROBATE IN RE: ESTATE OF GEORGE MICHAEL JORDAN, a/k/a GEORGE M. JORDAN Deceased.

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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes.

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

NOTWITHSTANDING THE TIME 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: /S/ Rachelle L. Marchant 3505 SE 17th Place

Cape Coral, Florida 33904 Attorney for Personal Representative: /S/ Karen E. Leonardo E-mail Addresses: karen@leonardonesslerlaw.com,probate@leonardonesslerlaw.com Florida Bar No. 88701 Leonardo Law, PA 10002 Cortez Blvd. Spring Hill, Florida 34613 Telephone: (352) 596-4242 April 11, 18, 2025 25-01416I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001005 IN RE: ESTATE OF DAVID M. BAKER

Deceased. 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.

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 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.

All other creditors of the decedent and other persons having claims or demands 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 11, 2025.

Personal Representatives: Jill L. Valle 20140 Riverbrooke Run Estero, Florida 33928 David M. Baker, Jr. 20048 Markward Crossing

Estero, Florida 33928 Attorney for Personal Representative: THOMAS F. LATORRE, ESQ. Attorney For Personal Representatives Florida Bar Number: 1044329 SAFE HARBOR LAW FIRM 27821 S. Tamiami Trail, Suite 2 Bonita Springs, Florida 34134 Telephone: (239) 317-3116 E-Mail: tom@safeharborlawfirm.com April 11, 18, 2025

FIRST INSERTION

April 11, 18, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File No. 25-CP-932 IN RE: ESTATE OF JAMES W. ABRAHAM III

Deceased. 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

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 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.

25-01375L

All other creditors of the decedent and other persons having claims or demands 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

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. James W. Abraham, Personal Representative 369 Cherokee Street Denver, Colorado 80223 Pamela M. Anderson, Personal Representative 140 Essex Street, Apt 3

Jersey City, New Jersey 07302 D. Hugh Kinsey, Jr. Florida Bar Number: 961213 Sheppard Law Firm, P.A. 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 E-Mail: kinsey@sbshlaw.com Secondary E-Mail: hking@sbshlaw.com April 11, 18, 2025 25-01385L

FIRST INSERTION

25-01379L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000856 IN RE: ESTATE OF DONNA KAY DEL SORDO Deceased.

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. 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 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

NOTWITHSTANDING THE TIME 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:

/s/ Barbara Ruth Weinstock **Barbara Ruth Weinstock** 3265 Golda Circle North Fort Myers, Florida 33917 Attorney for Personal Representative:

Monica Johnson, Esq. Attorney Florida Bar Number: 1028229 Sunshine State Law, PLLC 2058 Cottage Street Fort Myers, Florida 33901 Telephone: (239) 790-4477 Fax: (239) 201-2662

/s/ Monica T. Johnson

info@sunshinestatelawoffice.com April 11, 18, 2025 25-01400L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000559 Division Probate IN RE: ESTATE OF

HARRY W. MCKINLEY, JR., Deceased.

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

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 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 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. Co-Personal Representatives: Barbara L. McKinley 8200 Via Bella Boca Raton, FL 33496 Michelle L. McKinley 603 Shorewood Dr., #202 Cape Canaveral, FL 32920

Attorney for Co-Personal Representatives: 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 11, 18, 2025 25-01406L

FIRST INSERTION

E-Mail:

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1105 IN RE: ESTATE OF: PATRICIA ANN CHRISTENSEN

Deceased. 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

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 AF- 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.

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a writ-ten demand is filed within the time provided by section 732.2211, Florida Statutes

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

notice was or shall be: April 11, 2025 Personal Representative: /s/ Jack W. Christensen, Jr

Jack W. Christensen, Jr $2927\,\mathrm{SW}$ 26th Ter. Cape Coral FL 33914 Attorney for Personal Representative: /s/ Alexis A. Sitka, P. A. Alexis A. Sitka, P. A. Florida Bar Number: 0004766 P.O. Box 150171 Cape Coral, Florida 33915 Telephone: (239) 997-0078 Alexis@sitkalaw.com

April 11, 18, 2025

25**-**01414L

--- ACTIONS / SALES ---

LEE COUNTY

FIRST INSERTION

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

CIVIL DIVISION Case No.: 24-CA-005548 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.

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 Pendnes, must file a claim in accordance with Florida Statutes, section 45.031.

Dated: April 8, 2025 04/08/2025

/s/ Gerald D. Davis

April 11, 18, 2025

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

25-01421L

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

FIRST INSERTION

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

FLORIDA CASE NO. 2024-CA-005124 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

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) 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 $0015354 \backslash 205399 \backslash 14524535v1$

April 11, 18, 2025

25-01404L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45**

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

GENERAL JURISDICTION DIVISION

CASE NO. 24-CC-8391 BONITA PINES CLUB, INC. , A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. ASHLEY NICOLE GUADIAN, ET

DEFENDANTS.

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 25-01420L April 11, 18, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

OF FLORIDA IN AND FOR LEE

COUNTY

GENERAL JURISDICTION

DIVISION

WILMINGTON SAVINGS FUND

INDIVIDUAL CAPACITY, BUT

SOCIETY, FSB, NOT IN ITS

SOLELY AS TRUSTEE FOR

AGGREGATION TRUST.

Plaintiff, vs.

Defendant.

et al..

RESIDENTIAL MORTGAGE

AKO & M INVESTMENTS LLC,

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-closure 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 WILMING-

TON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CA-

PACITY, BUT SOLELY AS TRUSTEE

FOR RESIDENTIAL MORTGAGE

AGGREGATION TRUST is Plain-

tiff 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 accor-

dance 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 Judg-

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

Address: 226 SE 6th Terrace

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

Deputy Clerk
CLERK OF THE CIRCUIT COURT

Kevin C. Karnes

25-01388L

As Clerk of the Court

(SEAL) BY: N. Watson

clerk reports the surplus as unclaimed.

Dated this day of 04/04/2025

McCalla Raymer Leibert Pierce, LLP

110 SE 6th Street, Suite 2400

AccountsPavable@mccalla.com

Fort Lauderdale, FL 33301

Counsel of Plaintiff

April 11, 18, 2025

24-09905FL

Lee County, Florida.

Cape Coral, FL 33990

ment, to-wit:

CASE NO. 24-CA-004664

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-006403 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. ROSS DANIEL PICKARD AND CONNIE LEGGE PICKARD, et al. Defendant(s).

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 DAN-IEL PICKARD; CONNIE LEGGE PICKARD; STONEYBROOK VIL-LAS 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, STONEY-BROOK - UNIT 2, A SUBDI-VISION, 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 WIND-HAM 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, 2025 25-01405L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45**

IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2024-CA-005219

MATHON INVESTMENTS CORPORATION,

Plaintiff, vs. PI ISHAN LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT; LKM INVESTMENTS,

Defendants.

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, ACCORD-ING 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, BO-

KEELIA, FL 33922 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. DATE: 04/03/2025

KEVIN C. KARNES CLERK OF THE COURT & COMPTROLLER (SEAL) By: N. Watson DEPUTY CLERK April 11, 18, 2025 25-01378L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45**

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

FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CC-5410

CAMBRIDGE ABBEY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. LOUISE A. GINKOWSKI, ET AL.,

DEFENDANTS.

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 CAM-BRIDGE 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

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, 2025 25-01396L

FIRST INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-004660 1SHARPE OPPORTUNITY INTERMEDIATE FUND L.P., Plaintiff, vs. FORT MYERS ENTERPRISES, LLC, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore-closure 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, 2025 25-01389L

NOTICE OF SALE PURSUANT TO

IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND

CASE NO.: 2024-CA-005197 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.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 ship 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 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 $89^{\rm o}28'05$ "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.

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:

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

line of the Northwest Quarter of the aforesaid Section 17 as being N 89°28'05" E.

PARCEL ID: 00000.0010 17-44-22-01-

LADA LANE, BOKEELIA, FL 33922

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.

DATE: 04/02/2025

KEVIN C. KARNES CLERK OF THE COURT & COMPTROLLER (SEAL) By: N. Watson DEPUTY CLERK April 11, 18, 2025 25-01364L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY.

FLORIDA. CASE No. 24-CA-005987 PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF RICHARD L. $FISHER\left(DECEASED\right), ET\,AL.$

DEFENDANT(S). 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 CON-DOMINIUM DECLARATION AS RECORDED IN THE OF-FICE 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, TO-GETHER WITH ANY FU-TURE 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

April 11, 18, 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

25-01409L

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 23-CA-011419 RDA CONSULTING ENGINEERS, LLC d/b/a AMERICAN STRUCTURAL ENGINEERING, 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.

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 STRUCTUR-AL 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

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 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, 2025 25-01395L

FIRST INSERTION

CHAPTER 45 FOR LEE COUNTY, FLORIDA

(NW 1/4) of Section 17, Town-

Commencing at the Northeast

of Beginning. Bearings are based on the North

PROPERTY ADDRESS: 13100

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 24-CA-002292 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

Defendant(s).NOTICE IS HEREBY GIVEN pursuant

HEREIN DESCRIBED,

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 WILM-INGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPAC-ITY BUT AS TRUSTEE OF SECURI-TIZED MORTGAGE ASSET LOAN TRUST 2015-1 is Plaintiff and PENNEY MALOY; CITY OF FORT MY-ERS, FLORIDA; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction www.lee.realforeclose.com, 9:00 a.m., on April 24, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1, SABAL PALM GAR-DENS, AS RECORDED IN PLAT BOOK 25, PAGES 52-53 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THAT PORTION OF LAND LY-ING 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 DE-SCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-WEST CORNER OF SAID LOT 1: THENCE CONTINU-WESTERLY ALONG

FIRST INSERTION

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

FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-001145 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).

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 www.lee.realforeclose.com 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::

LOTS 17 AND 18, BLOCK 4621, UNIT 69, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED 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

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.

04/08/2025 Kevin Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N. Watson Deputy Clerk

Padgett Law Group Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-013726-1

25-01422L

April 11, 18, 2025

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 CON-CAVE TO THE SOUTHEAST-ERLY, 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 COR-NER OF LOT 1, THENCE N 01° 02' 20" W ALONG THE WEST-ERLY LINE OF THE AFORE-SAID LOT 1 FOR 135.98 FEET TO THE POINT OF BEGIN- $NING.\,CONTAINING\,\text{--}3,\!425.36$

SQ. FT. OR 0.78+/- ACRES. THE ABOVE DESCRIBED PROP-ERTY IS SUBJECT TO A "PERPET-UAL USE EASEMENT" ALLOWING FOR ACCESS AND INGRESS FOR THE BENEFIT OF GRANTOR, AND TO ALLOW GRANTOR ACCESS TO GAIN ENTRY AND USE THE CER-TAIN WELL LOCATED ON THE SUBJECT PROPERTY AS WELL AS SERVICING, MAINTAINING, AND IF NECESSARY REPLACE SUCH WA-

TER WELL.
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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

to Florida Statute 45.031(2), this notice shall be publishedtwice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED at Ft. Myers, Florida, on 04/08/2025

KEVIN C. KARNES As Clerk, Circuit Court (SEAL) By: N. Watson As Deputy Clerk

Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1496-199775 / BJB 25-01419L April 11, 18, 2025

FIRST INSERTION

NOTICE OF UNCLAIMED **GUARDIANSHIP FUNDS** DEPOSITED IN COURT REGISTRY

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

FLORIDA, GUARDIANSHIP ACTION 22-GA-000258

IN RE: The Guardianship of

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

Dated: April 08, 2025 KEVIN C. KARNES. CLERK OF CIRCUIT COURT, By: s/ Christine Strufe

Deputy Clerk Apr. 11; May 9, 2025 25-01410L



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

Friday Publication

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-003518 LOANDEPOT.COM, LLC

Plaintiff(s), vs. ANDREW WOLFF; JUDITH R WOLFF: DREAM REMODEL CONSTRUCTION LLC; HAYTHAM MAHMOUD; WARNKY HEATING & COOLING

Defendant(s). 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 www.lee.realforeclose.com 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:

FOLLOWING SCRIBED PROPERTY LOCAT-ED 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

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. 04/09/2025

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

Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-003073-1 April 11, 18, 2025 25-01435L

FIRST INSERTION

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

CIVIL ACTION CASE No, 25-CA-000504 PATTI J. PRELACK, MICHAEL S. FLUSTER, DENISE S. DELICATA, and DANIEL SCOTT HARRIS, Plaintiffs vs. HENRY FLUSTER a/k/a

AKHILADHARA, Defendant

To: HENRY FLUSTER a/k/a AKH-ILADHARA, 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:

Unit No. TF2-3D of the TRAWLER VILLAGE CON-DOMINIUM 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.

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 & 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.

Kevin C. Karnes Clerk of the Circuit Court (SEAL) By K. Harris Deputy Clerk

Richard W. Winesett, AVERY, WHIGHAM & WINESETT, 2248 First Street,

Fort Myers, FL 33901 Apr. 11, 18, 25; May 2, 2025

25-01363L

PUBLISH YOUR LEGAL NOTICE



FIRST INSERTION

NOTICE OF ACTION IN AND FOR LEE COUNTY,

19-66 77TH STREET INC., Plaintiff, vs.

BOATLIFTS BY SYNERGY LLC

1714 3rd Ave E. Oskaloosa, IA 52577

Dated on: 04/04/2025 Kevin C. Karnes

> Ft. Myers, FL 33901 (SEAL) By: N. Watson

the plaintiff's attorney, 2348 Sunset Point Rd., Clearwater, FL 33765 00430517-1

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT

FLORIDA CASE NO.: 24-CC-002726

AND BRANDON GRAHAM,

Defendants.
TO: BRANDON GRAHAM

YOU ARE NOTIFIED that a breach of contract action pertaining to the property located at 3350 Palm Ave. #2 & #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 Anthone 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.

> Clerk of the Court 2075 Dr. Martin Luther King Jr. Blvd.

Deputy Clerk Anthone R. Damianakis, Esq.,

Apr. 11, 18, 25; May 2, 2025

FIRST INSERTION

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 25-CA-000962

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

Malayet: Jesus Alberto Sanchez

A. Sanchez Malavet; Stephanie

Sanchez; Hernando Joel

Sanchez-Caraballo

Sanchez, Deceased

Florida:

FLORIDA.

Defendants.

a/k/a Jesus A. Sanchez a/k/a Jesus

Marie Sanchez a/k/a Stephanie M.

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

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on

the following property in Lee County,

LOT 33, BLOCK 1, WEDGE-

WOOD, SECTION 31, TOWN-

SHIP 44 SOUTH, RANGE 27

EAST, LEHIGH ACRES, 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 15.

PAGE 124, OF THE PUBLIC

RECORDS OF LEE COUNTY,

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Julie York, Es-

quire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 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

THIS NOTICE SHALL BE PUB-

Kevin C. Karnes

As Deputy Clerk

25-01434L

As Clerk of the Court

(SEAL) By K. Harris

LISHED ONCE A WEEK FOR TWO

the complaint or petition.

(2) CONSECUTIVE WEEKS

DATED on 04/09/2025.

4919 Memorial Hwy, Suite 135,

Julie York, Esquire

Plaintiff's attorney

Tampa, FL 33634

File # 24-F01292

April 11, 18, 2025

Brock & Scott, PLLC..

Last Known Address: Unknown

Sanchez a/k/a Juan Sanchez

Truist Bank

Plaintiff, vs.

25-01394L

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

Case No.: 2024-CA-007382 YASMAN CARO, Plaintiff, Vs. STOREY FLOYD R SR,

Defendant. TO: STOREY FLOYD R SR, 3101 CA-NAL AVENUE GROVES, TX 77619 STOREY FLOYD R SR, 20230 WAR-RINGTON DR KATY, TX 77450

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

LOT 23, BLOCK 56, UNIT 11, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LE-HIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26, PAGE 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

Parcel ID: 03-44-26-11-00056.0230.

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. DATED ON 04/07/2025

KEVIN C. KARNES AS CLERK OF THE COURT (SEAL) BY: K. Harris AS DEPUTY CLERK. Lee County Clerk of the Court.

PO Box 2469 Fort Myers, FL 33902. Apr, 11, 18, 25; May 2, 2025 25-01399L

FIRST INSERTION

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

CASE NO. 2024-CA-000669 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

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 www. lee.realforeclose.com, the following de-

scribed property: Bryan Brisker's membership interest in Priced Right Keels & Wheels, LLC

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

Dated this 4 day of April, 2025. KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N. Watson Deputy Clerk

25-01397L

M. Brian Cheffer. Attorney for Plaintiff, Cheffer & Hagan, P.A., 2120 McGregor Boulevard, Fort Myers, FL 33901, 239-334-1381 April 11, 18, 2025

FIRST INSERTION

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

CIVIL ACTION CASE NO. 24-CA-6594 MICHAEL CICCONE,

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., 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.

YOU ARE HEREBY NOTIFIED that an action for quieting title for the following property in Lee County,

Florida has been filed against you: 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 $\,$ #29-43-23-C4-Parcel 06168.0050

The last known address for Defendant is: Robin Davis, Hyway, Reading Road, Arborfield, Berkshire RG5 9HN

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: Irina@spearinglaw.com, 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. $\,$

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 at Lee County, Florida, this 9th day of April, 2025.

Kevin C. Karnes Clerk of Circuit Court (SEAL) By: K. Harris

Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com Apr. 11, 18, 25; May 2, 2025

25-01425L

FIRST INSERTION

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

FLORIDA CIVIL DIVISION CASE NO.: 25-CA-1378 IN RE: FORFEITURE OF \$26,508 U.S. CURRENCY. 2022 INFINITI Q50; VIN #: $JN1EV7AP4LM206708, TWO\left(2\right)$ GOLD BRACELETS & ONE (1) GOLD CHAIN

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED:

YOU ARE NOTIFIED that an action oursuant to the Florida Contraband Forfeiture Act has been filed by PE-TITIONER, 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. CUR-RENCY, 2022 INFINITI Q50; VIN #: JN1EV7AP4LM206708 TWO (2) GOLD BRACELETS & ONE (1) GOLD CHAIN be forfeited to the Petitioner. SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUN-TY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$26,508 U.S. CURRENCY, 2022 INFINITI Q50; VIN #: JN1EV7AP-4LM206708 TWO (2) GOLD BRACE-

LETS & ONE (1) GOLD CHAIN. You are required to file a copy of your written defenses, if any, to said forfei-ture 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.

Dated this 28th day of March, 2025. Dated: 04/09/2025

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

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: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org

By: Sarah M. Goodman Florida Bar No.: 1058980 April 11, 18, 2025

25-01432L

--- 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 HANISET 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

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

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,

ANGELA SCHENK GOLDBERG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MORTON A. GOLDBERG, DECREASED, 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 Offical 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 publica-tion 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/OWN-ERS 1

BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE AD-DRESS 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 UNRECORD-ED SUBDIVISION KNOWN AS RANCHO 78, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN OF-FICIAL 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

FIRST INSERTION

25-01393L

PROPERTY IN THE CIRCUIT COURT OF THE FOR LEE COUNTY, FLORIDA

NOTICE OF ACTION:

CONSTRUCTIVE SERVICE -

20TH JUDICIAL CIRCUIT IN AND CIVIL DIVISION CASE NO: 24-CA-007184 ANA CARO.

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

Defendant. STATE OF FLORIDA: COUNTY OF LEE:

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-And

Lot 19, Block 25, Unit 5, Section 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-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 HANISET 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,

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

Defendants.

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

Clerk of the Circuit Court and Comptroller Circuit and County Courts 2075 Dr. Martin Luther King Jr.

/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

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

SECOND INSERTION NOTICE OF PUBLIC SALE

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

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 immedi-

ately 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

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@businessobserverfl.com Business Observer

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, TOWN-SHIP 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, RE-CORDED 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 & Comptrol-

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

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 ASSOCIA-TION 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 ACCORD-ING 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

Fax: 561-997-6909

23-111520 - MaM

April 4, 11, 2025

(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

25-01324L

Fort Myers, FL 33901 (SEAL) By: K. Harris As Deputy Clerk

Attorney for Plaintiffs:

10621 North Kendall Drive, Suite 209

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

FOURTH INSERTION

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 TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 133, 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 & Comptrol-

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

25-01114L

THIRD INSERTION

NOTICE OF ACTION PETITION FOR ANNULMENT OF MARRIAGE $({
m filed}\ 3/14/2025)$

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-DR-2042

IN THE CIRCUIT COURT OF THE

Division: Family Law 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 vritten defenses, if any, to it on KAR LA 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

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

--- ACTIONS / SALES / ESTATE / PUBLIC SALES ---

Time: 09:45 AM

Rogers, Steven

Time: 10:00 AM

April 4, 11, 2025

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com

LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-0961 **Division: Probate** IN RE: ESTATE OF JOHN J. SHEILS Deceased.

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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.

Personal Representatives: Eileen M. Sheils 9 Frank Street Court Woburn, Massachusetts 01801 Carolyn J. Sniezek

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 25-01304L April 4, 11, 2025

SECOND INSERTION

SECOND INSERTION

NOTICE OF ACTION FOR: DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT,

IN AND FOR LEE COUNTY, FLORIDA Case No: 25-DR-001017

In re: The Marriage of: MARLEEN GARCIA, Petitioner, and ALEJANDRO ARCINIEGAS, Respondent.

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.

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.

NOTICE OF CIVIL ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO: 25-CA-1421

Plaintiff, v. THE ESTATE OF JOSEPH G. GOSS

BENEFICIARIES OF JOSEPH G.

TO: THE ESTATE OF JOSEPH G.

THE UNKNOWN BENEFICIARIES

OF JOSEPH G. GOSS (address un-

THAN 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,

SECTION 24, TOWNSHIP 44

SOUTH, RANGE 27 EAST, LE-HIGH ACRES, Recorded in Plat

Book 15, Page 35 of the public

More commonly known as: 903

24-44-27-04-

records of Lee County, Florida.

Parcel ID:

00014.0140

2025; Case No: 25-CA-1421.

 ${\tt LEGAL\ DESCRIPTION:}$ LOT 14, BLOCK 14, UNIT 4,

COME NOW, the Plaintiff, JONA-

JONATHAN BORES,

and THE UNKNOWN

GOSS (address unknown)

GOSS,

known)

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

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

Dated: 02/11/2025 Kevin C. Karnes

CLERK OF THE CIRCUIT COURT (SEAL) By: J. Collins 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

Respondent. This was completed with the assistance of: Abraham Penton,

www.mysimpledivorceonline.com, 8785 SW 165th Ave Suite 200,2003, Miami, FL, 33139, 305-744-2319

April 4, 11, 18, 25, 2025 25-01302L

Hines Avenue, Lehigh Acres,

Florida 33972 ("subject prop-

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 Plain-

tiffs' counsel or immediately thereafter.

cuit Court's office notified of your cur-

rent address. Future papers in this

lawsuit will be mailed to the address on

Dated this 27th day of March, 2025.

Kevin C. Karnes

Deputy Clerk

Clerk of the Circuit Court

(SEAL) BY: K. Harris

record at the Clerk's Office.

STEVENS LEGAL GROUP

4706 Chiquita Boulevard S.

Cape Coral, Florida 33914

Telephone: (239) 374-4353

Facsimile: (239) 374-4356

Florida Bar No. 31898

BY: /s/ Adam J. Stevens, Esq. ADAM J. STEVENS, ESQ.

as tevens@stevenslegal group.com

nbolden@stevenslegalgroup.com

fbe no it@stevensleg algroup.com

April 4, 11, 18, 25, 2025 25-01294L

Counsel for Plaintiff

You must keep the Clerk of the Cir-

Notice of Self Storage Sale 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

SECOND INSERTION

details. April 4, 11, 2025 25-01282L

SECOND INSERTION

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improvment Martez, Juan; 3268 - de, Francis; 3216 - exclusive home improved ho

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,

PUBLIC STORAGE \sharp 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447

1024 - Allen, Jordan; 2031 - Torres, Nicolas; 2224 - burgos, genesis; 2227 - Overton, Dennis

Notice of Self Storage Sale 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 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 any time without notice. Certain terms and conditions apply. See manager for

whom are in default at an Auction. #424A. This sale may be withdrawn at details.

April 4, 11, 2025 25-01283L

SECOND INSERTION NOTICE OF PUBLIC SALE

25-01306L

The following personal property of Carol Henke and Staci Henke-Epranian f/k/a Staci M. Henke as Personal Representative of the Estate of Carol Hen-ke and located at 15897 Sandy Point Dr., lot #284 North Ft. Myers, Florida 34769 will, on April 22, 2025, at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Bayshore Village office, 15711 Shoreline Blvd. North Fort Myers, Florida 33917.

YEAR/MODEL 1989/BR00 VIN# FLFLK32A10419BF Title# 47569954 and YEAR/MODEL 1989/BR00 VIN# FLFLK32B10419BF Title# 47569961 Additional personal property unknown PREPARED BY: MARK C. PAYNE, Esq. Agent for Bayshore Village

P.O. Box 1061 Tampa, Florida 33601-1061 Telephone: 813-223-6882

April 4, 11, 2025 25-01297L

FOURTH INSERTION

SPECIAL NOTICE OF ACKNOWLEDGEMENT AND AC-CEPTANCE OF SPECIAL WARRANTY DEED

I, Oscar & Jessie Angeles, trustee of the OSCAR & JESSIE TRUST, a private ecclesiastical trust, in the capacity of OSCAR & JESSIE ANGELES, is recorded as the Grantee on the Warranty Deed for the real estate described on the attached certified copy of said Warranty Deed.

It is my free will, act, and deed to Acknowledge my Acceptance of the War-ranty Deed recorded in and the lawful ownership of the property under the terms of the Warranty Deed.

I request that the record on file in the Office of the Superior Court Clerk of Lee County, Florida Republic/Territorv be updated to show my Acceptance of the Warranty Deed and to show OSCAR & JESSIE ANGELES TRUST as the lawful owner of that real estate. 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 & JESSIE ANGELES TRUST.

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.

This is my free will, act, and deed, under my hand and seal: y:Angeles,Oscar-Luis, grantee/settle By: Angeles, Jessie-Jean, grantee/settler

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

SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION

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

Case No: 25-DR-1476 IN RE: THE MARRIAGE OF DAVID LYONS. Petitioner, and JENNIFER DELACRUZ,

Respondent. 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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED this 2nd day of April, 2025.

Kevin C. Karnes (SEAL) By: E. Bakelman Deputy Clerk

April 4, 11, 18, 25, 2025 25-01333J

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION File No. 24-CP-000930 IN RE: ESTATE OF LINDA R. GROFF, aka LINDA

ROBY GROFF Deceased. TO: ESTATE OF TED S. GROFF

Unknown
YOU ARE NOTIFIED that an Elec-

tive 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., 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. Signed on this 25 day of March, 2025. Kevin C. Karnes As Clerk of the Court As Deptuy Clerk

Mar. 28; Apr. 4, 11, 18, 2025

SECOND INSERTION NOTICE OF PUBLIC SALE

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 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211

Sale to be held at www.storagetreasures.com. 0060 - Guerra, Daniel; 0111 - Ryals, Lakaehjah; 0156 - Reichel, Sebastian; 0210 - hunter, Rodney; 0426 - Lane, Stephanie;

0557 - Washington, Makayla; 0739 - Glover, DeAja; 0760 - Fielding, Lynne; 0832 - Howell, Jordan; 0867 - Hidalgo, Christina; 1327 - Pray Jasmin: 1345 - Bailey Niguasia A PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721

Sale to be held at www.storagetreasures.com.

0021 - Desinor, Nerchelie; 0073 - Boniface, Saint julien; 1002G - Nixon, Jeffery; 1009G - Mccune, Steven; 4033G - Martin,

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489 Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

005 - Coleman, Dontae; 007 - Randle, EL; 133 - Pineda, Claudia; 173 - Cortes, Sicora; 398 - Bordeaux, April; 517 - Minuto, Doreen; 963 - brewer, Andrew

Time: 11:30 AM

Sale to be held at www.storagetreasures.com. A116 - VANDYKE, CAROL; B397 - Morad, Haley

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571

PUBLIC STORAGE \sharp 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

2063 - Kern, Amanda; 2079 - Wallace, Revven; 3182 - Rosario, Jose PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897

Sale to be held at www.storagetreasures.com. B074 - Welborn, Shawn; D043 - Brock, Aye Sha; D050 - Ozzy All Construction Ferreiro, Osvany; E025 - Rouzard, Dave; E046 - Hopper, Samantha; F061 - Mims, Jinely; G021 - stenftenagel, edward; H031 - Jimmy, Lindsey; H061 - CLARK, SABRINA

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811 Time: 12:45 PM Sale to be held at www.storagetreasures.com. A005F - Castor, Widline; C068 - Serbin, Krista; C077 - Ratkovic, Bo; D127 - Lucente, Marc; D135 - Robinson, Katwila; E161 - Hil, Casey; E184 - Cook, Paul; H253 - Horvath, Dina; H273 - Claxton, Joel; H281 - Vega, Ramsey; J360 - Binoy, Jacob A

 $PUBLIC\ STORAGE\ \sharp\ 27679,780\ NE\ 19th\ Pl,\ Cape\ Coral,\ FL\ 33909,(239)\ 643-6200$ Time: 01:00 PM

Sale to be held at www.storagetreasures.com. 1081 - Clayton, Brandi; 1089 - Clark, Sheena; 209042 - Serrano, Darianny; 3055 - Ward, Faye; 3142 - Mowbray, Carolyn; 3190

- Gomez, Kelvin 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.

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003399

TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. CLAUD HAYNES; SANDRA HAYNES; FLORIDA HOUSING FINANCE CORPORATION: UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL

REVENUE SERVICE; EQUABLE ASCENT FINANCIAL LLC; ONEMAIN FINANCIAL GROUP. LLC SUCCESSOR IN INTEREST TO SPRINGLEAF CONSUMER LOAN, INC.; MV REALTY PBC, LLC, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and

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; SAN-DRA HAYNES; FLORIDA HOUS-ING FINANCE CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREA-SURY - INTERNAL REVENUE SERVICE; EQUABLE ASCENT FI-NANCIAL LLC; ONEMAIN FINAN-CIAL GROUP, LLC SUCCESSOR IN INTEREST TO SPRINGLEAF CON-SUMER LOAN, INC.; MV REALTY $PBC, \quad LLC \quad are \quad the \quad Defendant(s).$ Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on May 01, 2025, the following described property as set forth in said Final Judgment, to wit:

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

ING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 26, PAGE 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 907 ALVIN AVE LEHIGH ACRES, FL 33971

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

Dated this day of 01/28/2025, Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Watson As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-69099

23-149637 - KrZ April 4, 11, 2025

25-01328L

SECOND INSERTION 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. 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'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 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 SECTION 733.702 WILL BE FOREVER

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 & 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, 2025 25-01292L

SECOND INSERTION

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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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 & 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

25-01285L

SECOND INSERTION

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.

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 FOREV-ER 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 & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevinkyle@gskattorneys.com 01049634.DOCX/1 April 4, 11, 2025 25-01287L

SECOND INSERTION

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. 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 SER-VICE 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 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 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.comApril 4, 11, 2025 25-01299L

SECOND INSERTION

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.

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 WITH-IN 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 FOREV-ER 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 34135Phone: 239-390-1295 Email: dawn@compass.legal April 4, 11, 2025 25-01286L

SECOND INSERTION

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.

The administration of the estate of SU-ZANNE 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 WITH-IN 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 & 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, 2025

SECOND INSERTION

NOTICE OF ADMINISTRATION

FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-401 IN RE: THE ESTATE OF DANIEL LEE PENWELL, Deceased.

TO: UNKNOWN HEIRS, BENEFI-CIARIES AND INTERESTED PER-SONS OF THE ESTATE OF DANIEL LEE PENWELL

The administration of the estate of DANIEL LEE PENWELL, File No. 25-CP-401, deceased, is pending in the Twentieth Judicial Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King 33901; mailing address: Lee County Circuit Clerk – Probate, P.O. Box 9346, Ft. Myers, Florida 33902.

The estate is testate and the date of the decedent's will is February 27, 2004. The names and addresses of the personal representative and the personal representative's attorney are set forth

Be advised that the fiduciary lawver-client privilege in Florida Statute 90.5021 applies with respect to the personal representative and any attorney employed by the personal representa-

Any interested person on whom a copy of the notice of administration is served must file, on or before the date that is three (3) months after the date of service of a copy of the notice of administration on that person, any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, includ $ing\ affirmative\ representation, failure\ to$ disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the

personal representative, or 1 year after service of the notice of administration

The persons who may be entitled to exempt property under Florida Statutes 732.402 will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting

any part of the exempt property. Unless an extension is granted pursuant to s. 732.2135(2), an election to take an elective share must be filed on 6 months after the date of service of a copy of the notice of administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

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

Personal Representative: LORI BALYO, 9595 Bunnell Hill Road, Centerville, Ohio 45458. The name and address of Personal Representative's counsel is: Jennifer Neilson, NEILSON LAW, P.A., 829 SE 47th Terrace, Cape Coral, Florida 33904. NEILSON LAW, P.A.

829 SE 47th Terrace Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us 25-01284L April 4, 11, 2025

SECOND INSERTION

April 4, 11, 2025

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.

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 AF-TER 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 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

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: Joshua Hamilton

422 W Petuna Drive Long Beach, Mississippi 39560 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashlev.cribbis@atcauselaw.com April 4, 11, 2025 25-01293L

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-959 **Division Probate** IN RE: ESTATE OF FRANK B. PHILLIPS A/K/A

FRANK BENJAMIN PHILLIPS III Deceased. The administration of the estate of

Frank B. Phillips a/k/a Frank Benjamin Phillips III, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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. 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

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:

specified under section 732.2211.

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, 2025 25-01298L

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.

LEE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-148 IN RE: ESTATE OF GABRIELLE S. HAYES,

Deceased. The administration of the estate of GA-BRIELLE 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 WITH-IN 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 speci-

fied 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

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.

Personal Representative: /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, 2025

SECOND INSERTION

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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative: 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 25-01310L April 4, 11, 2025

SECOND INSERTION

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.

The administration of the estate of DOLLY JEAN DOUGLAS HARRI-SON, 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this

notice is: April 4, 2025. TERICA MITCHELL Personal Representative 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: irivera@hnh-law.com 25-01303L April 4, 11, 2025

SECOND INSERTION

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.

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 FOREV-ER 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.

Personal Representative: 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 & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevinkyle@gskattorneys.com 01051467.DOC/1

April 4, 11, 2025 25-01311L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT 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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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.

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: 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, 2025 25-01300L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP921 IN RE: ESTATE OF MARY LOU LEVALLEY Deceased.

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 attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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.

Personal Representative: 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 & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com

25-01315L

SECOND INSERTION

25-01335L

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.

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

creditor as specified under s. 732.2211,

All other creditors of the decedent and other persons having claims or demands 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.

DATE OF DEATH IS BARRED.

Personal Representative: /s/ Melanie Poch MELANIE POCH

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

#63026368 v1

April 4, 11, 2025

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

The date of first publication of this notice is: April 4, 2025.

60 Basin Ridge Road

Negaunee, Michigan 49866 Secondary E-Mail: lyndsey.black@gray-robinson.com

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATÉ DIVISION File No.: 25CP000998

Division: Probate IN RE: ESTATE OF CAREY E. DASSATTI, 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 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

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 PE-RIOD, 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.

Person Giving Notice: 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 & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevinkyle@gskattorneys.com April 4, 11, 2025 25-01318L

SECOND INSERTION

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.

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 attor ney 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 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 SECTION 733.702 WILL BE FOREVER

April 4, 11, 2025

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. Personal Representative: 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, 2025 25-01314L

SECOND INSERTION

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. The administration of the Estate of STEPHEN S. HENDRICKSON, 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. 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 AF-TER 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 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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

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 l creditor as specified in Section 732.2211 of the Florida Probate Code.

Personal Representative: ELIZABETH BIDON c/o Cummings & Lockwood LLC

8000 Health Center Boulevard, Suite 300 Bonita Springs, FL 34135 Attorney for the Personal Representative: WILLIAM N. HOROWITZ, ESQ. Florida Bar No. 0199941 Cummings & Lockwood LLC

Suite 300 Bonita Springs, FL 34135 8721601.1.docx 4/1/2025

8000 Health Center Boulevard,

April 4, 11, 2025 25-01320L

SECOND INSERTION

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 24-CA-000825

LAKEVIEW LOAN SERVICING,

AND THE UNKNOWN HEIRS,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

BENEFICIARIES, DEVISEES,

IN THE ESTATE OF BRIANA

HERNANDEZ, DECEASED, et al.

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

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

Property Address: 434 PICTUR-ESQUE, LEHIGH ACRES, FL

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

Kevin C. Karnes

As Deputy Clerk

25-01326L

As Clerk of the Court

(SEAL) By: N. Watson

Dated this day of 04/02/2025

Submitted by: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC

6409 Congress Avenue, Suite 100,

Attorneys for Plaintiff

Boca Raton, FL 33487

Fax: 561-997-6909

23-147125 - MaM

April 4, 11, 2025

Telephone: 561-241-6901

LEE COUNTY, FLORIDA.

33974

Final Judgment, to wit:

JEMAL ALEMDAR, BRITTANY HERNANDEZ,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

LLC,

Plaintiff, vs.

Defendant(s).

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION File No: 25-CP-889 **Division: Probate**

IN RE: THE ESTATE OF DAMON N. JONES, Deceased.

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 unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this no-

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative: Deborah A. Green 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, 2025 25-01288L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3436 **Division: Probate** IN RE: ESTATE OF JOHN JOSEPH DORSEY

Deceased.

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

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.

Personal Representative: /s/ Elias M. Mahshie Elias M. Mahshie, ESQ.

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 25-01331L April 4, 11, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-955 IN RE: ESTATE OF LILLIAN DEPIRO Deceased.

The administration of the estate of Lillian 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 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 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

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: Maryann Simmons

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, 2025 25-01336L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-891 **Division Probate** IN RE: ESTATE OF KEVIN THOMAS CLEAR, A.K.A. KEVIN T. CLEAR, A.K.A. KEVIN CLEAR Deceased.

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 February 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 MICHAEL HILLGROVE, a.k.a. MICHEAL JAMES HILLGROVE

28452 Burano Drive Bonita Springs, Florida 34135 Attorney for Personal Representative: Brandon R. Bytnar, Esq.

Florida Bar Number: 66365 The Law Office of Brandon R. Bytnar,

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, 2025 25-01334L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000906 **Division Probate** IN RE: ESTATE OF JANET M. HARRELL a/k/a JANET MOORE HARRELL.

Deceased. The administration of the estate of Janet M. Harrell a/k/a Janet Moore Harrell, 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 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 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 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:

Nancy Ann Harrell Gover 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, 2025 25-01332L

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.

--- ACTIONS / SALES ---

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

LEE COUNTY

IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 24-CA-003862 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-1, Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM J. BRIGHT, DECEASED, et al.

Defendant(s).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 SEA-SONED CREDIT RISK TRANSFER TRUST, SERIES 2018-1 is the Plaintiff 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, ACCORDING 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 accordance with Florida Statutes, Section 45.031.

Dated this day of 03/26/2025Kevin 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, 2025 25-01289L

SECOND INSERTION

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

CASE NO.: 23-CA-012946 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v.

WENDY ALTIDOR: UNKNOWN SPOUSE OF WENDY ALTIDOR; GOODLEAP, LLC; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: 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. NOTICE IS HEREBY GIVEN pursuant 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.

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

IN AND FOR LEE COUNTY, FLORIDA

23-CA-006366

DAVID SIMMONS A/K/A DAVID S.

SIMMONS; UNKNOWN SPOUSE OF DAVID SIMMONS A/K/A

DAVID S. SIMMONS; UNKNOWN

UNKNOWN PARTIES CLAIMING

BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S)

DEAD OR ALIVE, WHETHER

MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

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

SAID UNKNOWN PARTIES

GRANTEES, OR OTHER

CLAIMANTS

Defendant(s).

WHO ARE NOT KNOWN TO BE

TENANT #1: UNKNOWN

TENANT #2; ANY AND ALL

MCLP ASSET COMPANY, INC.,

Plaintiff, VS.

realforeclose.com in accordance with Chapter 45, Florida Statutes on April 24, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 29 AND 30, BLOCK 2756, CAPE CORAL UNIT 39, ACCORDING 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 25-01281L April 4, 11, 2025

AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S) WHO

ARE NOT KNOWN TO BE DEAD

KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER

The Clerk of the Court, Kevin C.

Karnes will sell to the highest bidder

for cash at www.lee.realforeclose.com

on May 29, 2025 at 09:00:00 AM EST

the following described real property as

set forth in said Final Judgment, to wit: LOTS 1 AND 2, BLOCK 1619,

UNIT 30, CAPE CORAL SUB-

DIVISION AS RECORDED IN

PLAT BOOK 16, PAGES 26 TO

34, IN THE PUBLIC RECORDS

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 on 03/28/2025.

ALDRIDGE PITE, LLP

Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

ServiceMail@aldridgepite.com

Primary E-Mail:

April 4, 11, 2025

1230-162B

5300 West Atlantic Avenue

Attorney for Plaintiff

Suite 303

WITNESS my hand and the seal of

CLERK OF THE COURT

Kevin C. Karnes (SEAL) N. Watson

Deputy Clerk

25-01280L

OF LEE COUNTY, FLORIDA.

CLAIMANTS are Defendants.

SECOND INSERTION

SECOND INSERTION

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

FLORIDA. CASE No. 24-CA-003551 PHH MORTGAGE CORPORATION, PLAINTIFF, VS. JEFFREY THOMAS BURKE A/K/A JEFFREY T. BURKE, ET AL. DEFENDANT(S).

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 described 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 enlarge 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, 2025 25-01279L

--- SALES---

--- TAX DEEDS---

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

Tax Deed #:2024003173 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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 & Comptrol-

Mar. 21, 28; Apr. 4, 11, 2025 25-01145L

FOURTH INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2024003159 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED 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 & Comptrol-

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

25-01153L

FOURTH INSERTION

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

Tax Deed #:2024003146 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RE-CORDED 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 & Comptrol-

Mar. 21, 28; Apr. 4, 11, 2025 25-01134L

FOURTH INSERTION

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

Tax Deed #:2024003160

NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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 & Comptrol-

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

25-01154L

--- ACTIONS ---

FOURTH INSERTION

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

OF FLORIDA CIVIL DIVISION Case number: 24-CA-001299 NORMAN D. BELAIR, and DEREK P. BELAIR

Plaintiff(s), v RUDOLF MARTENS, et al

Defendants.

TO: RUDOLF MARTENS AND

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UN-DER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS

LAST KNOWN ADDRESS: HAUPT-STRASSE 176 A-2384 BREITENFURT BEI WEIN, AUS-

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.); S.89°59'58"E. thence run 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 $N.19^{\rm o}26^{\rm '}24^{\rm ''}E.\quad for\quad 4.17\quad feet;$ thence run N.70°33'36"W. for 27.33 feet; thence run $\rm N.19^{o}26^{\circ}24^{\circ}E.$ for 26.83 feet to the point of beginning, a/k/a Building 11, Unit C of Sandal-

wood 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

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

GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-005388 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. ROQUELINA BENTANCOURTT,

et al. Defendant(s).

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 ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and ROQUELI-NA BENTANCOURT; JOSE GONZA-LEZ SARDUY A/K/A JOSE GONZA-LEZ-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 25-01322L

SECOND INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-000676 UNITED WHOLESALE MORTGAGE, LLC,

ROVERT WILLIAMS, et al. Defendant(s).

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 PUB-LIC RECORDS OF LEE COUN-TY, 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

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 25-01290L April 4, 11, 2025

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 24-CA-001216

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/AQUICKEN LOANS INC., Plaintiff, vs.

RENE PIERSON, et al. Defendant(s).

LEE COUNTY

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and entered in 24-CA-001216 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the Plaintiff and RENE PIERSON; MATT PIERSON; MEADOWS OF ESTERO CONDOMINIUM, 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:

UNIT 203, BUILDING 31, MEADOWS OF ESTERO, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005000036677, AND AS AMENDED, PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA.

Property Address: 21524 TAFT CT UNIT 203, 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 04/02/2025Kevin 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 23-166654 - MaM April 4, 11, 2025 25-01327L

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-009810 FREEDOM MORTGAGE CORPORATION,

Plaintiff, vs. HANNAH ALLEN, et al.

Defendant(s).

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 CORPORA-TION 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, TOWN-SHIP 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 HIG-GINS AVE, FORT MYERS, FL

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

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 25-01325L SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 23-CA-005467 TH MSR HOLDINGS, LLC, Plaintiff, vs.

DANIEL CORTES, et al., Defendants.

NOTICE OF SALE IS HEREBY GIV-EN 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 JOA-QUIN 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

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

Dated: 03/28/2025

April 4, 11, 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

25-01295L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CASE NO.: 2024-CA-005193 GREEN IDEA COMPANY, LLC, Plaintiff, vs. PI ESTATES LLC: GOPAL FARM PINE ISLAND, LLC; GOPAL FARM,

LLC; NIMAI PANDIT; ELIZABETH A. SCOTT, Defendants.

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 SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61. PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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 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.

DATE: 04/01/2025

KEVIN C. KARNES CLERK OF THE COURT & COMPTROLLER (SEAL) By: N. Watson April 4, 11, 2025

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. 22-CA-002880

LAKEVIEW LOAN SERVICING, Plaintiff, vs.

LISA A. LAWSON AKA LISA LAWSON, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant 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 SERVIC-ING, 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, AC-CORDING 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

Dated this day of 04/02/2025Kevin 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 25-01323L

April 4, 11, 2025

SECOND INSERTION

NOTICE OF LIEN FORECLOSURE

SALE IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION

Case No. 2024-CC-5565 Judge: Nicole Lvnn Mirra RIVERS EDGE 2 CONDOMINIUM ASSOCIATION, INC., a Florida nonprofit corporation, Plaintiff, v.

JON C. ERICKSON, UNKNOWN TENANT 1, UNKNOWN TENANT 2 and all others claiming by, through or under JON C. ERICKSON, Defendants.

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 Judg-

ment 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: 3 31-45-24-39-00000.0030; Folio 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 Dated this 03/28/2025

(SEAL) KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: N. Watson as Deputy Clerk The Dorcey Law Firm, PLC

CLERK OF THE CIRCUIT COURT

13515 Bell Tower Drive, Second Floor Fort Myers, FL 33907 April 4, 11, 2025 25-01296L

DEPUTY CLERK 25-01329L

LEE COUNTY

FOURTH INSERTION

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

Tax Deed #:2025000001 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 15-679 Year of Issuance 2022 Description of Property LOT 19, BLOCK 266, UNIT 42, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 65, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 06-44-27-07-00266.0190 Names in which assessed: GREGORY SALERNO

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

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

ing 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 & Comptrol-

25-01100L

FOURTH INSERTION

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

Tax Deed #:2024003115 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: 21-299 Year of Issuance 2022 Description of Property LOT 16, BLOCK 7, UNIT 2, LEHIGH ACRES, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE-HIGH ACRES , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 22, THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-02-00007.0160 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Mar. 21, 28; Apr. 4, 11, 2025 25-01127L

FOURTH INSERTION

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

Tax Deed #:2024003163 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: 21-422 Year of Issuance 2022 Description of Property LOT 7, BLOCK 22, UNIT 14, SECTION 23, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 20, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-14-00022.0070

Names in which assessed: JAMES CAROUBA

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

 $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$ 25-01131L

FOURTH INSERTION

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

Tax Deed #:2024003152 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: 21-970 Year of Issuance 2022 Description of Property LOT 12, BLOCK 36, UNIT 11, SECTION 26, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 48, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-11-00036.0120

Names in which assessed: TARPON IV LLC

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

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

25-01140L

FOURTH INSERTION

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

Tax Deed #:2024003155 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: 22-048 Year of Issuance 2022 Description of Property LOT 23, BLOCK 5, UNIT 1, LEHIGH ACRES, SECTION 27, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 124, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-01-00005.0230

Names in which assessed: GEORGE C NUGENT

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01143L

FOURTH INSERTION

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

Tax Deed #:2024003156 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: 22-163 Year of Issuance 2022 Description of Property LOT 4, BLOCK 58, UNIT 12, LEHIGH ACRES, 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 PAGE 135, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-12-00058.0040

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 & Comptrol-

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

25-01146L

FOURTH INSERTION

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

Tax Deed #:2025000034 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: 20-022444 Year of Issuance 2020 Description of Property LOT 3, BLOCK 14, UNIT 3, 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 56, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-03-00014.0030 Names in which assessed: CARLINA A ALVARADO, FE-

LISA A ULAT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-

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

25-01109L

FOURTH INSERTION

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

Tax Deed #:2025000041 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-019891 Year of Issuance 2019 Description of Property LOT 2, BLOCK 81, UNIT 8, SECTION 24, 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 103, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-08-00081.0020 Names in which assessed:

JOSEPH NASH, ZOE L WAR-RICAN

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

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

25-01106L

FOURTH INSERTION

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

Tax Deed #:2024003129 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: 20-126 Year of Issuance 2022 Description of Property LOT 13, BLOCK 41, UNIT 8, SECTION 13, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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, PAGE 26 PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-08-00041.0130

Names in which assessed: JOAN S CALDWELL, JOAN S YEAROUT

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

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

25-01112L

FOURTH INSERTION

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

Tax Deed #:2024002597 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-180 Year of Issuance 2022 Description of Property LOT 16, BLOCK 55, UNIT 11, SECTION 13, TOWN-SHIP 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 29, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-11-00055.0160

Names in which assessed: ARNIE W HINKLE, CHRIS-TINE HINKLE

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

 $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$ 25-01113L

FOURTH INSERTION

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

Tax Deed #:2024003133 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: 20-338 Year

of Issuance 2022 Description of Property LOT 5, BLOCK 25, UNIT 4, SECTION 14, TOWN-SHIP 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 15, PAGE 134 PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-04-00025.0050 Names in which assessed:

J R DUNN, JAMES R DUNN, JOSEPHINE DUNN

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

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

25-01115L

FOURTH INSERTION

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

Tax Deed #:2024003134 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: 20-344 Year of Issuance 2022 Description of Property LOT 24, BLOCK 26, UNIT 5, SECTION 14, TOWN-SHIP 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 15 , PAGE 135, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-05-00026.0240 Names in which assessed:

EL J WADE, SAMUEL S WADE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-

MARGARET M WADE, SAMU-

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

FOURTH INSERTION

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

Tax Deed #:2024003179 NOTICE IS HEREBY GIVEN that INTACT RECOVERY LLC INTACT RECOVERY LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-026151 Year of Issuance 2018 Description of Property LOT 5, BLOCK 2709A, UNIT 39, CAPE COR-AL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142-154 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C3-02709.A050

Names in which assessed: DONNA L BLAIR REVOCA-BLE LIVING TRUST DATED JULY 1 1992, DONNA L BLAIR TRUST, THE DONNA L BLAIR REVOCABLE LIVING TRUST DATED JULY 1, 1992

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according 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 & Comptrol-

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

25-01101L

FOURTH INSERTION

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

Tax Deed #:2025000051 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-876 Year of Issuance 2022 Description of Property LOT 9, BLOCK 63, UNIT 15, TWIN LAKE ES-TATES, SECTION 3, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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 15, PAGE 221, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-27-15-00063.0090

Names in which assessed: ESTATE OF R G GOBA, F A GOBA, R G GOBA

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

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

25-01102L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000035

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

Certificate Number: 19-018918 Year of Issuance 2019 Description of Property LOT 5. BLOCK 40, UNIT 8, 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 61, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-08-00040 0050

Names in which assessed: ELIZABETH N OTTO, ESTATE OF WILTON AUGUSTUS OTTO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

 $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$ 25-01103L

Mar. 21, 28; Apr. 4, 11, 2025 25-01105L

FOURTH INSERTION

NOTICE OF APPLICATION Section 197.512 F.S.

Tax Deed #:2025000037 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-018958 Year of Issuance 2019 Description of Property LOT 6, BLOCK 62, UNIT 11, 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 64, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-11-00062.0060 Names in which assessed:

DONNIE SMITH, ESTATE OF JAMES B SHELTON, MIL-DRED 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & ComptrolFOURTH INSERTION

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

Tax Deed #:2025000045 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 19-020027 Year of Issuance 2019 Description of Property LOT 6, BLOCK 46, UNIT 8, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA. ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDS IN PLAT BOOK 18. PAGE 114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-45-27-08-00046.0060

Names in which assessed: HELEN L BERRY, ROBERT A

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01107L

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

Tax Deed #:2025000030 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: 20-021723 Year of Issuance 2020 Description of Property LOT 5, BLOCK 54, UNIT 10, SECTION 14, TOWNSHIP 45 SOUTH RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 140, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-10-00054.0050

Names in which assessed: ELIZABETH ANN NOTARO. THELMA B NOTARO TRUST All of said property being in the County

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

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

--- TAX DEEDS ---

LEE COUNTY

FOURTH INSERTION

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

Tax Deed #:2024003118 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: 21-412 Year of Issuance 2022 Description of Property LOT 27, BLOCK 51, UNIT 12, SECTION 23, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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 20, PAGE 32, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-12-00051.0270

Names in which assessed: TARPON IV LLC

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

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

25-01130L

FOURTH INSERTION

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

Tax Deed #:2024003145 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: 21-452 Year of Issuance 2022 Description of Property LOT 1, BLOCK 55, UNIT 16, SECTION 23, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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 20. PAGE 36, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-16-00055.0010

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 & Comptrol-

Mar. 21, 28; Apr. 4, 11, 2025 25-01132L FOURTH INSERTION

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

Tax Deed #:2024003147 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: 21-590 Year of Issuance 2022 Description of Property LOT 3, BLOCK 61, UNIT 6, SECTION 24, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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. PAGE 99, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 24-45-27-06-00061.0030

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 & Comptrol-

Mar. 21, 28; Apr. 4, 11, 2025 25-01135L

FOURTH INSERTION

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

Tax Deed #:2024003148 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: 21-594 Year of Issuance 2022 Description of Property LOT 9, BLOCK 64, UNIT 7, SECTION 24, TOWN-SHIP 45 SOUTH, RANGE 27 EAST LEHIGH ACRES AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 100 , PUBLIC RE-CORDS, LEE COUNTY FLORI-DA. Strap Number 24-45-27-07-00064.0090

Names in which assessed: TARPON IV LLC

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01136L

FOURTH INSERTION

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

Tax Deed #:2024003167 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: 21-766 Year of Issuance 2022 Description of Property LOT 4, BLOCK 59, UNIT 10, SECTION 25, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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. PAGE 116, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 25-45-27-10-00059.0040

Names in which assessed: BETTY BOYD, LOUIS E BOYD

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01137L

FOURTH INSERTION

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

Tax Deed #:2024003154 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: 22-015 Year of Issuance 2022 Description of Property LOT 2, BLOCK 49, UNIT 15, SECTION 26, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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 20 PAGE 52, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-15-00049.0020

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 & Comptrol-

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

25-01142L

FOURTH INSERTION

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

Tax Deed #:2025000036 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-018938 Year of Issuance 2019 Description of Property LOT 19, BLOCK 49, UNIT 9, 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 62, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-09-00049.0190

Names in which assessed: SHELDON SODERBERG

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

 $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$ 25-01104L

FOURTH INSERTION

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

Tax Deed #:2025000039 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: 20-022917 Year of Issuance 2020 Description of Property LOT 9, BLOCK 53, UNIT 9, SECTION 22, 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 79, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 22-45-27-09-00053.0090

Names in which assessed: LOUISE COBB

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

 $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$ 25-01110L

FOURTH INSERTION

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

Tax Deed #:2024003103 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: 20-074 Year of Issuance 2022 Description of Property LOT 15, BLOCK 16, UNIT 3, SECTION 13, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-03-00016.0150

Names in which assessed: TARPON IV LLC

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

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

25-01111L

FOURTH INSERTION

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

Tax Deed #:2024003141 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: 21-118 Year of Issuance 2022 Description of Property LOT 10, BLOCK 26, UNIT 5, SECTION 22, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLOR-IDA, 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 75, PUBLIC RECORDS OF LEE COUNTY. FLORIDA Strap Number 22-45-27-05-00026.0100 Names in which assessed:

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01124L

FOURTH INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003114

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: 21-154 Year of Issuance 2022 Description of Property LOT 12, BLOCK 38, UNIT 7, SECTION 22, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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, PAGE 77, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 22-45-27-07-00038.0120

Names in which assessed: MICARDO H ANGLIN

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

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

25-01125L

FOURTH INSERTION

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

Tax Deed #:2024003116 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: 21-333 Year of Issuance 2022 Description of Property LOT 3, BLOCK 12, UNIT 5, SECTION 23, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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 20, PAGE 25, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 23-45-27-05-00012.0030

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 & Comptrol-

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

25-01128L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003109

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: 20-827 Year of Issuance 2022 Description of Property LOT 16, BLOCK 198, UNIT 54, MIRROR LAKES, SECTION 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 27, PAGE 141, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-45-27-54-00198.0160

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 & Comptrol-

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

25-01117L

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

Tax Deed #:2024003138 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: 20-921 Year of Issuance 2022 Description of Property LOT 19, BLOCK 27, UNIT 6, SECTION 21, TOWN-SHIP 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 59 PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-06-00027.0190

Names in which assessed: ARTHUR J MEACHAM, DO-RIS B MEACHAM

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

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

25-01119L

FOURTH INSERTION

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

Tax Deed #:2025000040 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: 21-017140 Year of Issuance 2021 Description of Property LOT 72, BLOCK 50, UNIT 16, 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, RECORDED IN PLAT BOOK 20, PAGE 36, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 23-45-27-16-00050.0720

Names in which assessed: GEORG GRAMSL, RENATE GRAMSI.

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01121L

FOURTH INSERTION

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

Tax Deed #:2024003142 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: 21-172 Year of Issuance 2022 Description of Property LOT 10, BLOCK 47, UNIT 8, SECTION 22, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 18, AT PAGE 78, PUBLIC RE-CORDS, LEE COUNTY, FLOR-IDA. Strap Number 22-45-27-08-00047.0100

Names in which assessed: ESTATE OF ALBERT J WEIZE-NECKER

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01126L

FOURTH INSERTION

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

Tax Deed #:2024003175 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: 22-171 Year of Issuance 2022 Description of Property LOT 31, BLOCK 59, UNIT 12, SECTION 27, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING 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, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-12-00059.0310

Names in which assessed: CAROL ESTEY, EARL E ESTEY JR. EARLE E ESTEY JR.

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01148L

Names in which assessed:

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

Tax Deed #:2024003165 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: 21-511 Year of Issuance 2022 Description of Property LOT 7, BLOCK 28, UNIT 3, SECTION 24, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 18. PAGE 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-03-00028.0070

Names in which assessed: ANOTHER BLESSING II LIV-ING TRUST DATED APRIL 15 2021, BLESSING 11 LIVING TRUST

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

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

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, TOWN-SHIP 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, RE-CORDED 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01144L

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), vear(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, TOWN-SHIP 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, RE-CORDED 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01149I

FOURTH INSERTION FOURTH INSERTION

--- TAX DEEDS ---

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 22-269 Year

of Issuance 2022 Description

of Property LOT 6, BLOCK 27,

UNIT 5, SECTION 28, TOWN-SHIP 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-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing 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 05/13/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-01151L

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

45-27-05-00027.0060

RUBY M STEPHENS

Names in which assessed:

it was assessed are as follows:

Tax Deed #:2024003157

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, TOWN-SHIP 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01152L

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, TOWN-SHIP 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, RE-CORDED 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01156L

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 25, TOWN-SHIP 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01138L

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 TOWN-SHIP 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 on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01129L

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, TOWN-SHIP 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, RE-CORDED 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, PATRI-CIA 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01147L

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, TOWN-SHIP 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, RE-CORDED IN PLAT BOOK 20, PAGE 57, PUBLIC RECORDS, COUNTY, FLORIDA. Number 28-45-27-03-LEE Strap 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Mar. 21, 28; Apr. 4, 11, 2025 25-01150L

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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01155L

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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01122L

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, TOWN-SHIP 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

25-01123L

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, TOWN-SHIP 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 CIR-CUIT 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 A DAUGH-ERTY, 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Mar. 21, 28; Apr. 4, 11, 2025 25-01141L

FOURTH INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tay 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, TOWN-SHIP 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 HOL-LAND, ESTATE OF L RUTH HOLLAND, RUTH L HOL-LAND

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

Mar. 21, 28; Apr. 4, 11, 2025 25-01139L

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), vear(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, RE-CORDED IN PLAT BOOK 15, PAGE 25, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 20-44-27-20-000N0.0140

Names in which assessed: 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Mar. 21, 28; Apr. 4, 11, 2025 25-01120L

Certificate Number: 15-55 Year

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:

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 DE-SCRIBED 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 FOLLOW-ING PARCEL: COMMENCING AT THE NORTHWEST COR-NER OF LOT 28; THENCE S 00 DEGREES 27'57" WEST 80.00 FEET ALONG THE WESTERLY LINE OF LOT 28 TO THE POINT OF BE-GINNING; THENCE LEAV-ING 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 BEGIN-NING. 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.realtaxdeed.com on 05/13/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

 $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$ 25-01099L

SECOND INSERTION

--- SALES ---

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,

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, where-in MAASTRICHT ENGINEERING, INC., is the Plaintiff and SUNNYSIDE INTERNATIONAL ENTERPRISES. LLC, is the Defendant. That I will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, on 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 COR-AL 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 jinettesalazar@paveselaw.com

25-01330L April 4, 11, 2025