Public Notices

Business Observer

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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotic APRIL 18 - APRIL 24, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135, May 08, 2025, at 12:30PM

Jennifer Jackson
Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 18, 25, 2025 25-01470L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. May 8, 2025 at 11:45AM.**

Bill Miller
Golf Clubs, Tires, metal pipes, tarp, blinds, filing cabinet

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 18, 25, 2025 25-01472L

FIRST INSERTION

PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585.

SALE DATE MAY 26 2025
US41 TIRES & AUTO REPAIR 3539 CLEVELAND AVE 2005 TOYT 5TBJU32155S451843 $7,078.62
SALE DATE MAY 27, 2025
EMMANUEL AUTO REPAIR 1919 DANA DR. STE A 1995 TOYT 4TAVN61F4SZ082807 $2115.00
LESTER 1591 ORTIZ AVE 1999 DODG 1B7KC23Z2XJ590518 $4760.00

April 18, 2025 25-01516L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. May 8th, 2025 at 11:45AM.**

Danny LeGates
Mattress, box spring, table chairs, plant stands, speakers, rug, wall art, fan, totes, boxes, bags

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 18, 25, 2025 25-01471L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. May 8, 2025 at 11:45AM.**

Andrew Schultz
Grandfather clock, shelves, wicker automans, stools, copper pot, bag, totes, wall art

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 18, 25, 2025 25-01473L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **28239 S. Tamiami Trl Bonita Springs, FL 34134 May 8th, 2025 at 9:45am**

Randy Wilder
Household Goods
Georgia Wilder
Household Goods
John Mammosser
Tools/Motorcycle

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 18, 25, 2025 25-01488L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that BJ's Wholesale Club, Inc., 1929 Pine Island Road N.E., Cape Coral, FL 33909, desiring to engage in business under the fictitious name of BJ's Wholesale Club #169, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 18, 2025 25-01480L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that BJ's Wholesale Club, Inc., 9372 Ben C Pratt/6 Mile Cypress Pkwy, Fort Myers, FL 33966, desiring to engage in business under the fictitious name of BJ's Wholesale Club #191, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 18, 2025 25-01481L

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 fictitious name of Curadel Pharma located at: 28120 Hunters Ridge Blvd, Suite 6 in the city of Bonita Springs, FL 34135 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 9th day of April 2025.

OWNER:
Curadel Surgical Innovations, Inc.
28120 Hunters Ridge Blvd, Suite 6
Bonita Springs, FL 34135

April 18, 2025 25-01475L

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 Trinity Drone Solutions located at 15144 Palm Isle Dr, in the County of Lee, in the City of Fort Myers, Florida 33919 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fort Myers, Florida, this 9th day of April, 2025.

PILOT ALEX PRODUCTIONS LLC

April 18, 2025 25-01474L

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 Healthcare Solutions located at 13641 Worthington Way Apt 1604, in the County of Lee, in the City of Bonita Springs, Florida 34135 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bonita Springs, Florida, this 11th day of April, 2025.

XYZ ACQUISITIONS LLC

April 18, 2025 25-01489L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that HOT SHOT TALLOW, LLC, OWNER, desiring to engage in business under the fictitious name of HOT SHOT located at 631 DEL PRADO BLVD. SUITE 300-1082, CAPE CORAL, FLORIDA 33990 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 18, 2025 25-01494L

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 Exterior window cleaning, located at 7551 OMNI LN APT 301, in the City of Fort Myers, County of Lee, State of FL, 33905, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 10 of April, 2025.

Travis Wayne Cox
7551 OMNI LN APT 301
Fort Myers, FL 33905

April 18, 2025 25-01476L

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 Automagically Clean, located at 2248 GORHAM AVE, in the City of Fort Myers, County of Lee, State of FL, 33907, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 15 of April, 2025.

CON CON, LLC
2248 GORHAM AVE
Fort Myers, FL 33907

April 18, 2025 25-01510L

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 Comstock & Company located at 26760 Rosewood Pointe Ln Unit 203, in the County of Lee, in the City of Bonita Springs, Florida 34135 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bonita Springs, Florida, this 14th day of April, 2025.

SC REAL ESTATE GROUP LLC

April 18, 2025 25-01500L

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 S^2 Brand Lab Marketing & Consulting located at 24390 Sandpiper Isle Way 201 in the City of Bonita Springs, Lee County, FL 34134 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of April, 2025.

Stevan Stanisic

April 18, 2025 25-01511L

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 Pristine Construction Group located at 106 Hunter Blvd Unit B4 in the City of Cape Coral, Lee County, FL 33993 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of April, 2025.

DOUBLE B HOLDINGS, INC.
BUCHANAN, WILLIAM

April 18, 2025 25-01490L

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 JAYNIE ELLISON INC located at 15251 HOOLIHAN LN in the City of N FT MYERS, Lee County, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of April, 2025.

JAYNIE ELLISON

April 18, 2025 25-01495L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025000005

NOTICE IS HEREBY GIVEN that 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: 21-006743 Year of Issuance 2021 Description of Property LOTS 317 AND 318, STILL HOLLOW; DESCRIBED AS ONE TRACT AS FOLLOWS: FROM THE SW CORNER OF UNIT 1, SUNNY PALM ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 82, RUN S 89¬∞16'53" W ALONG THE SOUTH LINE OF THE N 1/2 OF SECTION 3-44-27 A DISTANCE OF 1706.92 FT.; THENCE N 0¬∞36'39" W 1378.16 FT.; THENCE S 89¬∞23,Äô21" W 300 FT. TO THE P.O.B. THENCE CONTINUE S 89¬∞23'21" W 180 FT.; THENCE S 0¬∞36'39" E 140 FT.; THENCE N 89¬∞23'21" E 180 FT.; THENCE N 0¬∞36'39" W 140 FT. TO THE P.O.B. Strap Number 03-44-27-00-00002.0590

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01454L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-005984
NATIONSTAR MORTGAGE, LLC
PLAINTIFF, VS.
JAMES T. CRUMITY ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of April, 2025, and entered in Case No. 24-CA-005984 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and JAMES T. CRUMITY and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY N/K/A/ FRANCINE CRUMITY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 12th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 21, Block 9, Unit 7, Section 33, Township 44 South, Range 26 East, Lehigh Estates, Lehigh Acres, according to map or plat thereof as recorded in Plat Book 15, Page 87, of the Public Records of Lee County, Florida.

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

Dated this day of 04/15/2025.

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

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
24FL935-0288

April 18, 25, 2025 25-01519L

FIRST INSERTION

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

Tax Deed #:2025000071

NOTICE IS HEREBY GIVEN that 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: 20-419 Year of Issuance 2022 Description of Property LOT 1, BLOCK 55, UNIT 10, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 140, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-10-00055.0010

Names in which assessed:
JOSEPH VIG

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

Apr. 18, 25; May 2, 9, 2025

25-01452L

FIRST INSERTION

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

Tax Deed #:2025000052

NOTICE IS HEREBY GIVEN that 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: 18-887 Year of Issuance 2022 Description of Property LOT 2, BLOCK 68, UNIT 15, TWIN LAKE ESTATES, SECTION 03, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 221, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-27-15-00068.0020

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01438L

FIRST INSERTION

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

Tax Deed #:2025000058

NOTICE IS HEREBY GIVEN that 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: 20-437 Year of Issuance 2022 Description of Property LOT 10, BLOCK 61, UNIT 11, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 143, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-11-00061.0100

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01453L

FIRST INSERTION

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

Tax Deed #:2025000057

NOTICE IS HEREBY GIVEN that 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: 20-031 Year of Issuance 2022 Description of Property LOT 5, BLOCK 90, UNIT 19, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 241, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-45-27-19-00090.0050

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01451L

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10237

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025000059

NOTICE IS HEREBY GIVEN that 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: 21-056 Year of Issuance 2022 Description of Property LOT 5, BLOCK 103, UNIT 15, 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 68, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-15-00103.0050

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01456L

FIRST INSERTION

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

Tax Deed #:2025000060

NOTICE IS HEREBY GIVEN that 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: 21-142 Year of Issuance 2022 Description of Property LOT 16, BLOCK 34, UNIT 6, 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 76, PUBLIC RECORDS OF LEE COUNTY FLORIDA. Strap Number 22-45-27-06-00034.0160

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01457L

FIRST INSERTION

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

Tax Deed #:2025000061

NOTICE IS HEREBY GIVEN that 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: 21-149 Year of Issuance 2022 Description of Property LOT 4, BLOCK 36, UNIT 7, 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 77, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 22-45-27-07-00036.0040

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01458L

FIRST INSERTION

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

Tax Deed #:2025000063

NOTICE IS HEREBY GIVEN that 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: 21-390 Year of Issuance 2022 Description of Property LOT 4, BLOCK 21, UNIT 9, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 29, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 23-45-27-09-00021.0040

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01459L

FIRST INSERTION

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

Tax Deed #:2025000072

NOTICE IS HEREBY GIVEN that 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: 21-658 Year of Issuance 2022 Description of Property LOT 6, BLOCK 91, UNIT 9, 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 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-09-00091.0060

Names in which assessed:
SHANNON THORP

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

Apr. 18, 25; May 2, 9, 2025

25-01460L

FIRST INSERTION

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

Tax Deed #:2025000064

NOTICE IS HEREBY GIVEN that 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: 21-691 Year of Issuance 2022 Description of Property LOT 1, BLOCK 20, UNIT 4, SECTION 25, 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 110, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-45-27-04-00020.0010

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01461L

FIRST INSERTION

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

Tax Deed #:2025000053

NOTICE IS HEREBY GIVEN that 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: 19-476 Year of Issuance 2022 Description of Property LOT 23, BLOCK 58, UNIT 11, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 12, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 10-45-27-11-00058.0230

Names in which assessed:
ALLAN PRAUGHT, PRISCILLA A PRAUGHT

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

Apr. 18, 25; May 2, 9, 2025

25-01441L

FIRST INSERTION

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

Tax Deed #:2025000074

NOTICE IS HEREBY GIVEN that 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: 20-023286 Year of Issuance 2020 Description of Property LOT 3, BLOCK 57, UNIT 15, 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 35, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS Strap Number 23-45-27-L3-15057.0030

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01448L

FIRST INSERTION

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

Tax Deed #:2025000070

NOTICE IS HEREBY GIVEN that 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: 20-028 Year of Issuance 2022 Description of Property LOT 17, BLOCK 88, 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, LEE COUNTY, FLORIDA. Strap Number 12-45-27-18-00088.0170

Names in which assessed:
A J DELANEY, ANTHONY J DELANEY, GLORIA J DELANEY

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

Apr. 18, 25; May 2, 9, 2025

25-01450L

FIRST INSERTION

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

Tax Deed #:2025000062

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

Certificate Number: 17-486 Year of Issuance 2022 Description of Property EAST HALF OF LOT 12, BLOCK 40, UNIT 10, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 34, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 23-44-27-10-00040.012B

Names in which assessed:
TARPON IV LLC

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

Apr. 18, 25; May 2, 9, 2025

25-01437L

FIRST INSERTION

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

Tax Deed #:2025000044

NOTICE IS HEREBY GIVEN that 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: 19-019979 Year of Issuance 2019 Description of Property LOT 5, BLOCK 28, UNIT 5, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 111, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 25-45-27-05-00028.0050

Names in which assessed:
JEFFREY SKEER

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

Apr. 18, 25; May 2, 9, 2025

25-01440L

FIRST INSERTION

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

Tax Deed #:2025000042

NOTICE IS HEREBY GIVEN that 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: 19-005676 Year of Issuance 2019 Description of Property LOT 11, BLOCK 2, UNIT 1, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 69, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 25-44-26-01-00002.0110

Names in which assessed:
ELSIE F SMITH, JOHN W 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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01439L

FIRST INSERTION

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

Tax Deed #:2025000054

NOTICE IS HEREBY GIVEN that 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: 19-569 Year of Issuance 2022 Description of Property LOT 6, BLOCK 6, UNIT 2, SECTION 11 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 150, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-45-27-02-00006.0060

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01442L

FIRST INSERTION

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

Tax Deed #:2025000055

NOTICE IS HEREBY GIVEN that 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: 19-694 Year of Issuance 2022 Description of Property LOT 16, BLOCK 45, UNIT 11, SECTION 11, 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 161, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 11-45-27-11-00045.0160

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 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9, 2025

25-01443L

FIRST INSERTION

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

Tax Deed #:2025000056

NOTICE IS HEREBY GIVEN that 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: 19-710 Year of Issuance 2022 Description of Property LOT 3, BLOCK 50, UNIT 12, SECTION 11 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 162, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-45-27-12-00050.0030

Names in which assessed:
RAYMOND BENSY

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

Apr. 18, 25; May 2, 9, 2025

25-01444L

FIRST INSERTION

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

Tax Deed #:2025000069

NOTICE IS HEREBY GIVEN that 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: 19-977 Year of Issuance 2022 Description of Property LOT 7, BLOCK 67, UNIT 15, 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 237, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-15-00067.0070

Names in which assessed:
CARLOS H ESCOBAR

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

Apr. 18, 25; May 2, 9, 2025

25-01445L

FIRST INSERTION

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

Tax Deed #:2025000048

NOTICE IS HEREBY GIVEN that 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: 20-013816 Year of Issuance 2020 Description of Property LOT 24, BLOCK 36, UNIT 7, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-44-27-07-00036.0240

Names in which assessed:
SILVANO BIER

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

Apr. 18, 25; May 2, 9, 2025

25-01446L

FIRST INSERTION

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

Tax Deed #:2025000031

NOTICE IS HEREBY GIVEN that 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: 20-021874 Year of Issuance 2020 Description of Property LOT 15, BLOCK 8, UNIT 1, SECTION 15, 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 37, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-01-00008.0150

Names in which assessed:
RUMEN VASILEV MIRCHEV

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

Apr. 18, 25; May 2, 9, 2025

25-01447L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025000047

NOTICE IS HEREBY GIVEN that 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: 21-017714 Year of Issuance 2021 Description of Property LOT 25, BLOCK 37, UNIT 11, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 48, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 26-45-27-11-00037.0250

Names in which assessed: CLARENCE E CURRY, ESTATE OF FAYE CURRY, FAYE CURRY

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

Apr. 18, 25; May 2, 9, 2025

25-01455L

FIRST INSERTION

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

Tax Deed #:2025000046

NOTICE IS HEREBY GIVEN that 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: 20-023782 Year of Issuance 2020 Description of Property LOT 22, BLOCK 56, UNIT 10, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 116, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 25-45-27-10-00056.0220

Names in which assessed: ESTATE OF ALPHA SUE LONG, ESTATE OF ROBERT K LONG, ROBERT K LONG ESTATE

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

Apr. 18, 25; May 2, 9, 2025

25-01449L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 RITZ mobile home bearing vehicle identification number 06571837 and all personal items located inside the mobile home. Last Tenant: Kevan Andrew Huneycutt and Stephanie Diane Johnson. Sale to be held at: Peace River Estates, 5400 Riverside Drive, Punta Gorda, Florida 33982, (941) 301-8865.

Apr. 18, 25, 2025 25-01533L

OFFICIAL COURTHOUSE WEBSITES

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2024-CP-000764
IN RE: THE ESTATE OF ANN MARIE DUNN.
deceased

The administration of the Estate of ANN MARIE DUNN, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative:
Dawn Ann Scifo
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
April 18, 25, 2025 25-01466L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-1056
IN RE: ESTATE OF: DALLAS EVERETT BRAWNER
Deceased

The administration of the estate of Dallas Everett Brawner, deceased, whose date of death was February 1, 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice was or shall be: April 18, 2025

Personal Representative:
Michael L. Brawner,
260 Main Street,
Calhoun, KY 42327
/s/ Alexis A. Sitka, P. A. .
Alexis A. Sitka, P. A.
Attorney for Personal Representative
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
April 18, 25, 2025 25-01478L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-1075
IN RE: ESTATE OF WALTER FRANCIS GRIFFIN, JR.,
Deceased.

The administration of the Estate of WALTER FRANCIS GRIFFIN, JR., deceased, whose date of death was February 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The first publication of this notice is April 18, 2025.

JEANNE GRIFFIN VAUGHN
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
Your Advocates, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
April 18, 25, 2025 25-01469L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000738
IN RE: ESTATE OF ROBERT P. BARBARO,
Deceased.

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE

The administration of the Robert P. Barbaro, deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative 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 has been served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Notwithstanding the time period set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

The date of first publication of this notice is April 18, 2025.

Anthony J. Forte, Jr.,
Personal Representative
31 Concerto Drive
Lake Grove, NY 11755
Caleb W. Pringle, Esquire
Attorney for Personal Representative
Florida Bar Number: 118863
Richard W. Pringle, P.A.
2125 First Street, Suite 200
Fort Myers, FL 33901
Phone: (239) 332-4717
Fax: (239) 332-4718
Email:
caleb@strayhornandstrayhornlaw.com
Second Email:
kristine@strayhornandstrayhornlaw.com
April 18, 25, 2025 25-01507L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-827
IN RE: ESTATE OF LORETTA TRAWINSKI,
Deceased.

The administration of the estate of Loretta Trawinski, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 18, 2025.

Marta Ann Trawinski
Personal Representative
355 15th Avenue NE
Hickory, NC 28601
Attorney for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
April 18, 25, 2025 25-01493L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000755
IN RE: ESTATE OF MARIE SALANITRI,
Deceased.

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE

The administration of the Marie Salanitri, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative 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 has been served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Notwithstanding the time period set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

The date of first publication of this notice is April 18, 2025.

Funzy Salanitri,
Personal Representative
29 Auburn Street
West Babylon, NY 11704
Caleb W. Pringle, Esquire
Attorney for Personal Representative
Florida Bar Number: 118863
Richard W. Pringle, P.A.
2125 First Street, Suite 200
Fort Myers, FL 33901
Phone: (239) 332-4717
Fax: (239) 332-4718
Email:
caleb@strayhornandstrayhornlaw.com
Second Email:
kristine@strayhornandstrayhornlaw.com
April 18, 25, 2025 25-01505L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP000825
IN RE: ESTATE OF CHARLES A. SCHLAGENHAFT,
Deceased.

The administration of the estate of CHARLES A. SCHLAGENHAFT, deceased, whose date of death was September 7, 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, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative:
BRIAN C. SCHLAGENHAFT
202481 DuBay Drive
Mosinee, WI 54455
Attorney for Personal Representative:
SHARON QUINN DIXON, ESQ.
Florida Bar No. 350311
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
Attorneys for Personal Representative
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130
Telephone: 305-789-3200
E-mail: sdixon@stearnsweaver.com
April 18, 25, 2025 25-01468L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA
PROBATE DIVISION
File Number: 25-CP-000294
IN RE: ESTATE OF Bryan Robbins a/k/a Bryan N. Robbins a/k/a Bryan Neil Robbins,
Deceased.

The administration of the estate of Bryan Robbins a/k/a Bryan N. Robbins a/k/a Bryan Neil Robbins, deceased, File Number: 25-CP-000294, 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 2075 Dr. Martin Luther King Dr., Jr. Boulevard, 2nd Floor, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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 18, 2025

Geoffrey Robbins a/k/a Geoffrey Michael Robbins
Personal Representative
12000 Biscayne Blvd., Ste 700
Miami, FL 33181
Ph. # (305)899-1800
Justin G. Brook, Esq.
Attorney for Personal Representative
FL Bar # 90926
Kramer, Golden & Brook, P.A.
12000 Biscayne Blvd., Ste 700
Miami, FL 33181
Ph. # (305)899-1800
email: jgb@kgbpalaw.com
April 18, 25, 2025 25-01467L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000846
Division PROBATE
IN RE: ESTATE OF YONG CHUN WISSMAR
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative:
Roy Van Buskirk
3828 Wentwood Dr.
Dallas, TX 75225
Attorney for Personal Representative:
Tasha A. Warnock, Esq.
Attorney for Personal Representative
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 18, 25, 2025 25-01487L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer
LV20878_V8

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-000620
IN RE: ESTATE OF MEIKE MORTELLITI, DECEASED.

The administration of the estate of MEIKE MORTELLITI deceased, whose date of death was June 25, 2024, is pending in the Twentieth Judicial Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Rebecca Inken Caruso
Personal Representative
Christopher Marsala, Esq.
Florida Bar No.: 0936766
McLaughlin & Stern, PLLC
5150 Tamiami Trail North, Suite 602
Naples, Florida 34103
Telephone: 239-207-3051
Email:
cmarsala@mclaughlinstern.com
Secondary:
dbaez@mclaughlinstern.com
April 18, 25, 2025 25-01479L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-1032
Division: Probate
IN RE: ESTATE OF REYNERIO PALACIOS, Deceased.

The administration of the Estate of Reynerio Palacios, 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 P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is April 18, 2025.

Personal Representative:
Kevin Palacios
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
01051112.DOC/1
April 18, 25, 2025 25-01509L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001142
Division Probate
IN RE: ESTATE OF LORI SUSAN HUNTLEY, Deceased.

The administration of the estate of Lori Susan Huntley, deceased, whose date of death was December 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative:
Brett Wiley Lippincott
154 Moss Drive
Debary, FL 32713
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 18, 25, 2025 25-01508L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-1018
Division: Probate
IN RE: ESTATE OF CECIL CHRISTOPHER MILLER, Deceased.

The administration of the Estate of Cecil Christopher Miller, deceased, whose date of death was October 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is April 18, 2025.

Personal Representative:
Cecil E. Miller Jr.
3864 Crosswater Dr.
N. Fort Myers, FL 33917
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
01054837.DOC/1
April 18, 25, 2025 25-01513L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000978
IN RE: ESTATE OF KAREN S. MCCARTHY Deceased.

The administration of the Estate of Karen S. McCarthy, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representatives:
Michael D. McCarthy
7023 Standford Dr.
Bridgeview, IL 60455
James P. McCarthy
20121 N Woodland Circle
Mokena, IL 60448
Attorney for Personal Representatives:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone:239-992-2031
Fax: 239-992-0723
E-Mail:
csellers@richardsonsellers.com
April 18, 25, 2025 25-01515L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1095
Division Probate
IN RE: ESTATE OF CIRO AMATO JR. Deceased.

The administration of the estate of Ciro Amato Jr., deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative:
Melanie A. Black Amato
736 Orchard Ave
Barberton, Ohio 44203
Attorney for Personal Representative:
Joshua A. Grant, Attorney
Florida Bar Number: 1002763
Grant Cottrell, PLLC
5147 Castello Drive
Naples, FL 34103
Telephone: (239) 649-4848
Fax: (239) 643-9810
E-Mail: josh@grantcottrell.com
Secondary E-Mail:
jennifer@grantcottrell.com
April 18, 25, 2025 25-01498L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000957
Division: Probate
IN RE: ESTATE OF FRANK ANTHONY VITALE, a/k/a FRANK A. VITALE, a/k/a FRANK VITALE, Deceased.

The administration of the estate of Frank Anthony Vitale, a/k/a Frank A. Vitale, a/k/a Frank Vitale, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative:
Dolores M. Vitale
40 Stone Avenue
North Babylon, New York 11703
Attorney for Personal Representative:
Lowell S. Schoenfeld
Attorney for Personal Representative
Florida Bar Number: 980099
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square
Fort Myers, FL 33919
Telephone: (239) 936-7200
E-Mail:
lowellschoenfeld@gskattorneys.com
01052874.DOC/1
April 18, 25, 2025 25-01514L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000985
Division: Probate
IN RE: ESTATE OF DORIS ANN WALDEN, a/k/a DORIS D. WALDEN, a/k/a DORIS WALDEN, Deceased.

The administration of the estate of Doris Ann Walden aka Doris D. Walden aka Doris Walden, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative:
Justin Walden
314 Springfield Lane
Jacksboro, TN 37757
Attorney for Personal Representative:
Lowell S. Schoenfeld, Attorney
Florida Bar Number: 980099
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square
Fort Myers, FL 33919
Telephone: (239) 936-7200
E-Mail:
lowellschoenfeld@gskattorneys.com
01053641.DOC/1
April 18, 25, 2025 25-01520L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
FILE NO. 25-CP-000974
PROBATE DIVISION
IN RE: ESTATE OF BRIAN JOHN HEGGEN, Deceased.

The administration of the estate of BRIAN JOHN HEGGEN, deceased, whose date of death was December 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Probate Court, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 18, 2025.

Personal Representative:
/s/ Lynn D Boe
LYNN DOROTHY BOE
31172 Cedar Creek
Cottage Grove, OR 97424
Attorney for Personal Representative:
/s/ Gregory J. Nussbickel
GREGORY J NUSSBICKEL
Florida Bar No. 0580643
The Nussbickel Law Firm P.A.
12487 Brantley Commons Court
Fort Myers, FL 33907
Telephone: (239) 900-9455
E-Mail Addresses:
greg@will.estate
christine@will.estate
April 18, 25, 2025 25-01499L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001124
Division: Probate
IN RE: ESTATE OF DOMINIQUE HENGGELER, Deceased.

The administration of the Estate of Dominique Henggeler, deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is April 18, 2025.

Personal Representative:
Yves Henggeler
Abt-Bedastrase 64
CH-9245 Sonnental, Switzerland
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
01059588.DOC/1
April 18, 25, 2025 25-01521L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001034
IN RE: ESTATE OF CHARLES PAUL RICHARDSON, JR.
Deceased.

The administration of the estate of CHARLES PAUL RICHARDSON, JR., deceased, whose date of death was December 14, 2024; File Number 25-CP-001034, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 18, 2025.

AUDREY N. RICHARDSON
Personal Representative
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
A. ERIC ANDERSON
Attorney for Personal Representative
Florida Bar No. 0322865
A. ERIC ANDERSON, P.A.
350 Fifth Avenue South,
Suite 200
Naples, Florida 34102
Telephone: (239) 262-7748
Facsimile: (239) 262-7144
April 18, 25, 2025 25-01522L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001059
IN RE: ESTATE OF ILEEN A. BOE
Deceased.

The administration of the estate of ILEEN A. BOE, deceased, whose date of death was February 1, 2025; File Number 25-CP-001059, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902-9346. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: April 18, 2025.

RAY G. BOE
THOMAS J. BOE
Personal Representatives
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
A. ERIC ANDERSON
Attorney for Personal Representatives
Florida Bar No. 0322865
A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
Telephone: (239) 262-7748
Facsimile: (239) 262-7144
April 18, 25, 2025 25-01523L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23-CA-11032
LOC VAN NGUYEN and BAY THI LE FAMILY TRUST DATED FEBRUARY 4, 2010,
Plaintiffs, v.
4689 PINE ISLAND, LLC, a Florida Limited Liability Company, SIVAN LAM, individually, THANKSLIVING, INC., a Florida profit corporation, JHANA ROSE, LLC, a Florida limited liability company, ALAN TRAN and KELLIE TRAN, individually, STEVE SY NGUYEN, individually, and TRACY TRAM LE, individually,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 4, 2025, and in the above-styled case in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I, Kevin C. Karnes, Clerk of the Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash via the Internet at www.lee.realforeclose.com, at 9:00 a.m., on Tuesday, the 8th day of May, 2025, the following described property set forth in said Final Judgment, to wit:

Lot 26, Crow's First Plat of Matlacha, according to the map or plat thereof as recorded in Plat Book8, Page 83, Public Records of Lee County, Florida.
Parcel ID No. 2014000258655
Street Address: 4689 Pine Island Rd NW, Matlacha, Florida (the "Property").

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

DATED on the 9 day of April 2025.

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

Carolyne Amengual
GrayRobinson, P.A.
101 E Kennedy Blvd # 4000,
Tampa, FL 33602
Carolyne.Amengual@gray-robinson.com
#63363584 v1
April 18, 25, 2025 25-01462L

FIRST 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.:24-CA-005420
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITISIT MORTGAGE LOAN TRUST BBPLC,
Plaintiff, vs.
WHOLESALE KINGDOM, LLC, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on April 14, 2025, in Case No. 24-CA-005420 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITISIT MORTGAGE LOAN TRUST BBPLC1 is Plaintiff, and WHOLESALE KINGDOM, LLC, CALVIN HARRIS and PARKSIDE CABINETS LLC 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 the 29th day of May 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK E, SHELL MOUND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Also known as 455 DONORA BLVD, FORT MYERS BEACH, FL 33931
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 04/15/2025

Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: N. Watson
Deputy Clerk of Court

SOKOLOF REMTULLA, LLP,
6801 Lake Worth Road, Suite 100E,
Greenacres, FL 33467,
Telephone: 561-507-5252 /
Facsimile: 561-342-4842,
E-mail: pleadings@sokrem.com ,
Counsel for Plaintiff
April 18, 25, 2025 25-01512L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 2024-CA-5416
THE TRINITY ALLIANCE 2911, LLC, a Florida limited liability company
Plaintiff, v.
MINDFUL INVESTMENTS, LLC, a Missouri limited liability company, and BLACKTIP CONSTRUCTION, GROUP, INC., a Florida corporation
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 27th day of March, 2025, and entered in Case No.: 2024-CA-5416, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein THE TRINITY ALLIANCE 2911, LLC, a Florida limited liability company, is the Plaintiff and MINDFUL INVESTMENTS, LLC, a Missouri limited liability company and BLACKTIP CONSTRUCTION GROUP, INC., a Florida corporation, are the Defendants.

The Clerk of this Court shall sell to the highest bidder for cash electronically at www.lee.realforeclose.com on the Clerk's website for on-line auctions at 9:00 a.m. on the 29th day of May, 2025, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

Lot 42 and 43, Block 2951, Cape Coral Unit 42, according to the Plat thereof, as recorded in Plat Book 17, Page(s) 32 through 44, of the Public Records of Lee County, Florida.
Parcel ID No. 34-43-23-C4-02951.0420

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 10 day of April, 2025.

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

Stephen W. Dommerich, Esq.
April 18, 25, 2025 25-01465L

FIRST 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.:24-CA-005420
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITISIT MORTGAGE LOAN TRUST BBPLC,
Plaintiff, vs.
WHOLESALE KINGDOM, LLC, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on April 14, 2025, in Case No. 24-CA-005420 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITISIT MORTGAGE LOAN TRUST BBPLC1 is Plaintiff, and WHOLESALE KINGDOM, LLC, CALVIN HARRIS and PARKSIDE CABINETS LLC 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 the 29th day of May 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK E, SHELL MOUND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Also known as 455 DONORA BLVD, FORT MYERS BEACH, FL 33931
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming in 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: 04/15/2025

Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: N. Watson
Deputy Clerk of Court

SOKOLOF REMTULLA, LLP,
6801 Lake Worth Road, Suite 100E,
Greenacres, FL 33467,
Telephone: 561-507-5252 /
Facsimile: 561-342-4842,
E-mail: pleadings@sokrem.com ,
Counsel for Plaintiff
April 18, 25, 2025 25-01518L

FIRST INSERTION

NOTICE OF JUDICIAL SALE PURSUANT TO §45.031, FLA. STAT.
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 36-2023-CA-007022
REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff, vs.
MARSHA ADAMS, et al.,
Defendants.

To Defendants, MARSHA ADAMS, CHRIS LEE BOSSIO, CHARLES EMERSON KLEIN, JR., UNKNOWN TENANT IN POSSESSION NO. 1, UNKNOWN TENANT IN POSSESSION NO. 2, and all others whom it may concern: Notice is hereby given that pursuant to the In Rem Final Judgment of Foreclosure entered on April 7, 2025, in Case No.: 36-2023-CA-007022 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which REGIONS BANK D/B/A REGIONS MORTGAGE is the Plaintiff, and MARSHA ADAMS, et al., are the Defendants, the Clerk of the Court, will sell at public sale the following described real property located in Lee County:

Lot 15, Block 30, Unit 5, Section 15, Township 45 South, Range 27 East, Lehigh Acres, according to the plat thereof as recorded in Plat Book 18, Page 41, Public Records of Lee County, Florida.

The above property will be sold on June 26, 2025, at 9:00 a.m., to the highest and best bidder online at www.lee.realforeclose.com in accordance with § 45.031, Fla. Stat. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

WITNESS my hand and seal on this day of 04/14/2025

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

April 18, 25, 2025 25-01504L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-000139
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-SEA1,
Plaintiff, vs.
KURT A. WEICHERT A/K/A KURT WEICHERT; DARCI L. WEICHERT A/K/A DARCI L. WICHERT; JEFF HOLTZMAN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2024, and entered in 24-CA-000139 of the Circuit Court of the TWENTIETH Judicial Circuit in and for LEE County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-SEA1 is the Plaintiff and KURT A. WEICHERT A/K/A KURT WEICHERT; DARCI L. WEICHERT A/K/A DARCI L. WICHERT; JEFF HOLTZMAN 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 15, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 20 AND 21, BLOCK 4906, CAPE CORAL, UNIT 74, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 111 THROUGH 131, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 2803SW37TH TER 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 04/11/2025

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: 561-997-6909
23-156344 - KrZ
April 18, 25, 2025 25-01492L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 23-CA-011844
MIDFIRST BANK
Plaintiff, v.
TERRELL BRADING; GLENDA CROSS-BRADING; UNKNOWN TENANT 1; UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 07, 2025, in this cause, in the Circuit Court of Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida, described as:

LOT 3, BLOCK 14, UNIT 20, LEHIGH ACRES SUBDIVISION, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 86 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 105 TEXAS RD, LEHIGH ACRES, FL 33936-6345

at public sale, to the highest and best bidder, for cash, online at www.lee.realforeclose.com, on May 15, 2025 beginning at 09:00 AM.

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 04/10/2025

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

eXL Legal, PLLC
12425 28TH ST NORTH, STE. 200
ST. PETERSBURG, FL 33716-1826
EFILING@EXLLEGAL.COM
1000009495
April 18, 25, 2025 25-01464L

FIRST INSERTION

NOTICE OF ACTION WITH MAILING
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-DR-1027
Division: Family
IN THE MATTER OF THE ADOPTION OF :
JAELYN IZZO

TO: 1. KEVIN D. POLLEY JR at last known address: 715 Jackson Lane, Lehigh Acres, FL 33936

YOU ARE HEREBY NOTIFIED that a Complaint or other 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 Petitioner's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before May 20, 2025 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels 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.

This matter will be ran in the Business Observer.

Dated: 04/10/2025

KEVIN C. KARNES
Clerk of the Court
(SEAL) By: E. Bakelman
Deputy Clerk

/s/ Timothy P. Culhane
Timothy P. Culhane
3949 Evans Avenue, Suite 300B
Fort Myers, Florida 33901
Fla. Bar No. 124657
Apr. 18, 25; May 2, 9, 2025
25-01477L

FIRST INSERTION

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

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

Unit 4, Building Q, Pine Grove Townhouses Section II, being a parcel of land lying in Section 14, township 45 South, Range 24 East, Lee County, Florida, described as follows:
Commencing at a found steel pin in cap No. 2469 marking the Southeast corner of Lot 2, as shown on Plat of LGS Concord, Unit One, a Subdivision recorded in Plat Book 30, Pages, 100 &101, of the Public Records of Lee County, Florida; thence South 89\'b0 00' 58" West, along the Northerly Right-of-Way of Brantley Road (130 feet wide), for 660.00 feet to a found Concrete Monument Stamped Ink Engineering marking the Southeast corner of Pinegrove Townhouses Phase II (Unrecorded); thence North 01\'b0 06' 00" West, along the East line of said Phase II, for 343.00 feet; thence South 88\'b0 53' 57" West for 114.01 feet to the corner common to Units 1, 2, 3 and 4, Building Q, and the Point of Beginning; thence North 01\b'0 06' 03" West for 31.10 feet; thence North 88\'b0 53' 57" East for 39.40 feet to Point of Beginning.
Parcel ID# 14-45-24-37-000Q0.0040
Property Address: 7127 Almendro Ter #4, Fort Myers, FL 33907.

At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on May 15, 2025, in accordance with Chapter 45, Florida Statutes.

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

Dated: 04/11/2025

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

Diane M. Simons, Esq.,
1705 Colonial Blvd., Suite C3,
Fort Myers, FL 33907;
April 18, 25, 2025 25-01486L

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 24-CA-007456
DADDY DAUGHTER INVESTMENTS, LLC,
Plaintiff, vs.
JESSI JAMES BOBCAT, LLC., JAMES ROTH individually, and JESSICA ROTH, individually,
Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure entered in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell at public sale to the highest bidder for cash, on the 8th day of May, 2025, beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, that certain parcel of real property situated in Lee County, Florida, described at follows:

Lot 13, Block 5, The Forest, Unit One, according to the plat thereof recorded at Plat Book 33, Pages 85 through 88, inclusive, in the Public Records of Lee County, Florida. Together with the right of ingress and egress over and across those roads described in exhibit to Master Form Deed recorded in O.R. Book 1924, pages 4530-4544, and as more particularly conveyed in O.R. Book 1985, page 1731, Public Records of Lee County, Florida.
Parcel ID: 01-46-24-02-00005.0130
Property Address: 16701 Bobcat Drive, Fort Myers, Fl 33908

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

DATED this day of 04/10/2025,

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

DENNIS L. AVERY, ESQ.,
AVERY, WHIGHAM & WINESETT, P.A.
Florida Bar No. 178618
P.O. Box 610
Fort Myers, FL 33902-0610
Telephone: (239) 334-7040
Facsimile: (239) 334-6258
Primary email: 3347040@gmail.com
April 18, 25, 2025 25-01463L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-005984
NATIONSTAR MORTGAGE, LLC
PLAINTIFF, VS.
JAMES T. CRUMITY ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of April, 2025, and entered in Case No. 24-CA-005984 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and JAMES T. CRUMITY and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY N/K/A/ FRANCINE CRUMITY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 12th day of June, 2025, the following described-property as set forth in said Final Judgment, to wit:

Lot 21, Block 9, Unit 7, Section 33, Township 44 South, Range 26 East, Lehigh Estates, Lehigh Acres, according to map or plat thereof as recorded in Plat Book 15, Page 87, of the Public Records of Lee County, Florida.

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

Dated this day of 04/15/2025.

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

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
24FL935-0288
April 18, 25, 2025 25-01517L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-005519
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR ISV TRUST 2E,
Plaintiff, v.
KAZURI CAPITAL ACQUISITIONS LLC; ET AL,
Defendant(s).

To the following Defendant(s):
UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF DENISE SPEARS, FORMERLY KNOWN AS DENISE STEVENS, DECEASED
(Last Known Address: UNKNOWN)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 91, SABAL PALM GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 52, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1808 PALMDALE COURT, FORT MYERS, FL 33916

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of 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.

This notice is provided pursuant to Administrative Order No. 2010-08

WITNESS my hand and the seal of this Court this 14th day of April, 2025.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
April 18, 25, 2025 25-01503L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25CA1312
EQUIPOISE INVESTMENTS III, LLC,
Plaintiff, v.
JOSEF EDMUND MILKOWSKI and ILONA MARIA ELISE MILKOWSKI,
Defendants.

TO: JOSEF EDMUND MILKOWSKI
1446 NW 2nd ST.
CAPE CORAL, FL 33993
ILONA MARIA ELISE MILKOWSKI
1446 NW 2nd ST.
CAPE CORAL, FL 33993

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOTS 3 AND 4, BLOCK 3656, UNIT 48, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 135-144, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before May 20, 2025, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 10th day of April, 2025.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K. Shoap
As Deputy Clerk

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
Apr. 18, 25; May 2, 9, 2025
25-01482L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 24-CP-3830
IN RE: THE ESTATE OF
Kenneth A. Carr,
Deceased.

The administration of the estate of Kenneth Carr, deceased, File Number 2024-CP-3830, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 18, 2025.

Executed this 15 day of April, 2025.

Rita Carr
Personal Representative

Charles R. Hayes, Esq.
FL State Bar No. 47720
Charles R. Hayes, P.A.
2590 Northbrooke Plaza Dr., Ste 303
Naples, FL 34119
Phone (239) 431-7619
Fax (239) 431-7665
chayespa@gmail.com
Attorney for the Petitioner
April 18, 25, 2025 25-01527L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25CA779
TIMOTHY S. MEISER and CRISTINE D. MEISER,
Plaintiff, v.
LUIS EDUARDO GONZALEZ and MARIA CONSUELO MARTINEZ,
Defendants.

TO: LUIS EDUARDO GONZALEZ
628 ANDALUSIA BLVD
CAPE CORAL, FL 33909
MARIA CONSUELO MARTINEZ
628 ANDALUSIA BLVD
CAPE CORAL, FL 33909

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 45, BLOCK 2005, UNIT 31, PART 1, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 71, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before May 20, 2025, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 10 day of April, 2025.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K. Shoap
As Deputy Clerk

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
Apr. 18, 25; May 2, 9, 2025
25-01483L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-792
Division Probate
IN RE: ESTATE OF
WAYNE PATRICK MALONEY
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 Wayne Patrick Maloney, deceased, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was June 4, 2024; that the total value of the estate is $15,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Katherine Dolores Maloney
9456 River Otter Drive
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 FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is April 18, 2025.

Person Giving Notice:
Kathleen Maloney
68-1029 Ke Kailani Dr
Kamuela, HI 96743
Person Giving Notice:
Katherine Dolores Maloney
9456 River Otter Drive
Fort Myers, FL 33912

Attorney for Person Giving Notice
Douglas A. Dodson, II
Attorney
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 18, 25, 2025 25-01525L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No:24-CC-007667
WAKE GROUP, LLC
Plaintiff, v.
JUSTIN GREEN, individually,
Defendant.

TO: Justin Green
Whose Residence is Unknown
Whose Last Know Mailing Address is:
4407 SE 20th Ave,
Cape Coral, FL 33904

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose upon a Lien the following described property located in Lee County, Florida:

Lots 3 & 4, Block 368, Unit 7, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 12, Page(s) 101 through 128, inclusive, of the Public Records of Lee County, Florida,

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Attorney Jason R. Himschoot, Esquire, Maughan Himschoot & Associates Law Group, 15750 New Hampshire Court, Suite A, Fort Myers, FL 33908, on or before May 27, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediate thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS MY HAND AN SEAL of said Court this 14 day of April, 2025

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

Jason R. Himschoot, Esquire,
Maughan Himschoot & Associates Law Group,
15750 New Hampshire Court, Suite A,
Fort Myers, FL 33908
Apr. 18, 25; May 2, 9, 2025
25-01496L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0989
Division Probate
IN RE: ESTATE OF
WENDA ODDSEN MONGER,
Deceased.

The administration of the Estate of WENDA ODDSEN MONGER, deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The name and address of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 18, 2025.

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 Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

Personal Representatives:
DEBORAH HAMMOND ALLEN and KATHERYN BISHOP MOYER
c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135

Attorney for the Personal Representatives:
HOWARD M. HUJSA
Florida Bar No. 0979480
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
8797616.1.docx 4/15/2025
April 18, 25, 2025 25-01528L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-007308
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF D'ANGELO T. GILLIAM A/K/A DANGELO T. GILLIAM A/K/A D'ANGELO TRAMAYNE GILLIAM, et al.,
Defendants.

TO: Patrick J. Hurd
12910 Eagle Road
Cape Coral FL 33909
Unknown Personal Representative of the Estate of D'Angelo T. Gilliam a/k/a Dangelo T. Gilliam a/k/a D'Angelo Tramayne Gilliam
2637 NW 9th St
Cape Coral FL 33993
Unknown Heirs, Beneficiaries, and Devisees of the Estate of D'Angelo T. Gilliam a/k/a Dangelo T. Gilliam a/k/a D'Angelo Tramayne Gilliam
2637 NW 9th St
Cape Coral FL 33993

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

Lots 59 and 60, Block 4032, CAPE CORAL UNIT 56, according to the Plat thereof, as recorded in Plat Book 19, Pages 107 through 116, of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, within thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 14th day of April, 2025.

Kevin C. Karnes
as Clerk of the Circuit Court of
Lee County, Florida
(SEAL) By: K. Harris
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
April 18, 25, 2025 25-01502L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25CA1498
ECHO REAL HOMES LLC,
Plaintiff, v.
ARTHUR BRENNEISE, ESTATE OF ARTHUR BRENNEISE, UNKNOWN HEIRS OF ARTHUR BRENNEISE, MARGARET LIDA BRENNEISE, ESTATE OF MARGARET LIDA BRENNEISE and UNKNOWN HEIRS OF MARGARET LIDA BRENNEISE,
Defendants.

TO: ARTHUR BRENNEISE
3217 46TH ST W
LEHIGH ACRES, FL 33971
UNKNOWN HEIRS OF ARTHUR BRENNEISE
3217 46TH ST W
LEHIGH ACRES, FL 33971
ESTATE OF ARTHUR BRENNEISE
3217 46TH ST W
LEHIGH ACRES, FL 33971
MARGARET LIDA BRENNEISE
3217 46TH ST W
LEHIGH ACRES, FL 33971
UNKNOWN HEIRS OF MARGARET LIDA BRENNEISE
3217 46TH ST W
LEHIGH ACRES, FL 33971
ESTATE OF MARGARET LIDA BRENNEISE
3217 46TH ST W
LEHIGH ACRES, FL 33971

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

LOT 2, BLOCK 9, UNIT 1, SECTION 14, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 63, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before May 20, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd., Fort Myers, Florida 33901, before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 10 day of April, 2025.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K. Shoap
As Deputy Clerk

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202,
Apr. 18, 25; May 2, 9, 2025
25-01484L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 24-CA-007420
RED PILL, LLC,
a Florida limited liability company,
Plaintiff, vs.
CESAR ROJAS; UNKNOWN TENANT IN POSSESSION # 1; and UNKNOWN TENANT IN POSSESSION # 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to that Final Summary Judgment of Mortgage Foreclosure dated April 14, 2025 entered in Case 24-CA-007420 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida wherein RED PILL, LLC, a Florida limited liability company, is the Plaintiff(s) and CESAR ROJAS, is the Defendant, I will sell to the highest and best bidder for cash by electronic sale beginning at 9:00 a.m. on the 15 day of May, 2025 at www.lee.realforeclose.com the following described property as set forth in said Order of Final Judgment, to-wit:

Parcel 1
From the Southwest comer of Section 25, Township 43 South, Range 24 East, run N. 88° 16'39" E., along the South line of said Section 25, a distance of 336.13 feet; thence N. 01 ° 51'31" W., 2080.8 feet; thence N. 88° 08'29" E., 205 feet to the Point of Beginning. Thence N. 01 ° 51'3 l" W., 115 feet; N. 88° 08'29" E., 100 feet; S. 01 ° 51 '31" E., 115 feet; S. 88° 08' 29" W. 100 feet to the Point of Beginning. Being part of Lot 11, of Block 71, of Sun Coast Estates as recorded in Official Records Book 32, Page 524, Lee County Records, and lying in Section 25, Township 43 South, Range 24 East, Lee County, Florida.

Parcel 2:
From the Southwest comer of Section 25, Township 43 South, Range 24 East, run N. 88 ° 16'39" E., along the South line of said Section 25, a distance of 641.13 feet; thence N. 01 ° 51 '31" W., 2091.52 feet to the Point of Beginning. Thence N. 01 ° 51'31" W., 110 feet; N. 88° 08'29" E., 76.25 feet; S. 01 ° 51 '31" E., 110 feet; S. 88° 08'29" W., 76.25 feet to the Point of Beginning. Being part of Lot 12, Block 71, of Sun Coast Estates as recorded in Official Records Book 32, Page 524, Lee County Records, and lying in Section 25, Township 43 South, Range 24 East, Lee County, Florida.

a/k/a 7689 Ebson Dr., North Fort Myers, FL 33917 and Marx Dr., North Fort Myers, FL 33917

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

WITNESS my hand and seal of said Court on 04/14/2025,

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

DAVID R. ROY, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064
Tel. (954) 784-2961
Email: david@davidrroy.com
By: David R. Roy
Fla. Bar No. 885193
By: Teyvon Johnson
Fla. Bar No. 1011005
April 18, 25, 2025 25-01506L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 CP 001183
IN RE: ESTATE OF JOHN A. ERNST
Deceased.

The administration of the estate of John A. Ernst, deceased, whose date of death was March 3, 2025, 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.

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representatives:
John N. Ernst
16694 Panther Paw Ct.
Fort Myers, Florida 33908
Katherine Kohlhepp
1000 Azure Ave
Wellington, Florida 33414
Attorney for Personal Representatives:
John A. Moran, Attorney
Florida Bar Number: 0718335
Dunlap & Moran, P.A.
PO Box 3948
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 366-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
02300513-1 / 11118/22 LNOLL:
April 18, 25, 2025 25-01526L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-006963
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-1, Plaintiff, vs.
ESTATE OF LAUREL A. MOHER, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF LAUREL A. MOHER, DECEASED; CARLTON C. MOHER; ARLENE LAUREL MOHER; MONICA L. CONWAY; PENNY L. MOHER; CHESTER ALAN MOHER; PHILIP EDWIN MOHER; RICHARD ALLEN MOHER; CITY OF CAPE CORAL, FLORIDA, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).

TO: PENNY L. MOHER
(Current Residence Unknown)
(Last Known Address(es))
501 CEDAR CIRCLE
SPENCERPORT, NY 14559
15 SPRINGBROOK CIR
ROCHCHESTER, NY 14606
CHESTER ALAN MOHER
101 OAKMONT CIRCLE
WILLIAMSBURG, VA 32185
PHILIP EDWIN MOHER
(Current Residence Unknown)
(Last Known Address(es))
223 NW 11TH TERRACE
CAPE CORAL, FL 33993
3924 PIN HOOK RD
ANTIOCH, TN 37013-1506
ESTATE OF LAUREL A. MOHER, DECEASED
(Last Known Address)
233 NW 11TH TERRACE
CAPE CORAL, FL 33993
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF LAUREL A. MOHER, DECEASED
(Last Known Address)
233 NW 11TH TERRACE
CAPE CORAL, FL 33993

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 16, 17 AND 18, BLOCK 2621, OF CAPE CORAL SUBDIVISION, UNIT 38, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGES 87 THROUGH 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A: 233 NW 11TH TERRACE, CAPE CORAL, FL 33993.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of 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.

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

WITNESS my hand and the seal of this Court this 14th day of April, 2025.

KEVIN C. KARNES
As Clerk of the Court
and/or Comptroller
(SEAL) K. Harris

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff,
24-51560
April 18, 25, 2025 25-01501L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20th JUDICAL CIRCUIT, IN AND FOR LEE, FLORIDA.
CASE No. 25-CA-000391
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff vs.
UNKNOWN SUCCESSOR TRUSTEE OF THE HURST FAMILY TRUST DATED 2/11/2005, et al.,
Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RAYMOND R. WHITE, DECEASED, AS POTENTIAL BENEFICIARY OF THE HURST FAMILY TRUST DATED 2/11/2005
1022 SE 20TH ST, CAPE CORAL, FL 33990
UNKNOWN SUCCESSOR TRUSTEE OF THE HURST FAMILY TRUST DATED 2/11/2005
1022 SE 20TH ST, CAPE CORAL, FL 33990
UNKNOWN BENEFICIARIES OF THE HURST FAMILY TRUST DATED 2/11/2005
1022 SE 20TH ST, CAPE CORAL, FL 33990
KAREN AUBEE
1022 SE 20TH ST, CAPE CORAL, FL 33990
UNKNOWN SPOUSE OF KAREN AUBEE
1022 SE 20TH ST, CAPE CORAL, FL 33990
HELEN BYRD
1022 SE 20TH ST, CAPE CORAL, FL 33990
UNKNOWN SPOUSE OF HELEN BYRD
1022 SE 20TH ST, CAPE CORAL, FL 33990
HELEN BYRD AS THE DESIGNATED SUCCESSOR TRUSTEE OF THE HURST FAMILY TRUST DATED 2/11/2005
1022 SE 20TH ST, CAPE CORAL, FL 33990
SANDRA LEE
1022 SE 20TH ST, CAPE CORAL, FL 33990
UNKNOWN SPOUSE OF SANDRA LEE
1022 SE 20TH ST, CAPE CORAL, FL 33990

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOTS 79 AND 80, BLOCK 698, CAPE CORAL UNIT 21, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 140 THROUGH 173, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, otherwise a default and a judgment may 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.

WITNESS MY HAND AND SEAL OF SAID COURT this 11th day of April, 2025.

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

Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(954) 491-1120;
gmforeclosure@gmlaw.com
(24-002773-01)
April 18, 25, 2025 25-01491L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24CC8176
PINEWOOD CONDOMINIUM ASSOCIATION, INC., a Florida not for profit Corporation,
Plaintiff, v.
ROBERT E. KECK, AS TRUSTEE OF THE ROBERT KECK AND LUCILLE KECK FAMILY LIVING TRUST DATED FEB. 21, 1996; LUCILLE B. KECK, AS TRUSTEE OF THE ROBERT KECK AND LUCILLE KECK FAMILY LIVING TRUST DATED FEB. 21, 1996; UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ROBERT KECK AND LUCILLE KECK FAMILY LIVING TRUST DATED FEB. 21, 1996 AND UNKNOWN HEIRS, BENEFICIARIES DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT E. KECK AND IN THE ESTATE OF LUCILLE B. KECK,
Defendants.

TO: UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ROBERT KECK AND LUCILLE KECK FAMILY LIVING TRUST DATED FEB. 21, 1996 AND UNKNOWN HEIRS, BENEFICIARIES DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT E. KECK AND IN THE ESTATE OF LUCILLE B. KECK
31 Desert Candle Cir, Lehigh Acres, FL 33936

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

Condominium Unit No. 4, Tract No. D in PINEWOOD CONDOMINIUM OF LEHIGH ACRES, a condominium, all as set out in Declaration of Condominium and Exhibits attached thereto, recorded in Official Record Book 1012, at page 373, Public Records of Lee County, Florida, and amendment to Declaration of Condominium and exhibits attached thereto, recorded on Official Record Book 1024, at page 577, Public Records of Lee County, Florida, and amendment to Declaration of Condominium and exhibits attached thereto recorded on Official Record Book 1046, at page 1594, and amendment to Declaration of Condominium and exhibits attached thereto recorded in Official Record Book 1176, at page 723, and amended by Amended and Restated Declaration of Condominium and exhibits attached thereto recorded in Official Records Book 1846, page 3335, Public Records of Lee County, Florida, and as described by the plans thereof in Condominium Plat Book 4, page 82-105, of the Public Records of Lee County, Florida, including without limitation an undivided share in the common elements of said Condominium and all other interest appurtenant to said Unit under the provisions of said Declaration.
Which has the address of 31 Desert Candle Cir, Lehigh Acres, FL 33936

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of 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.

DATED on April 10, 2025.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: K. Shoap
As Deputy Clerk

Association Legal Services, LLC,
Plaintiff's attorney,
12600 World Plaza Lane. Build.#63,
Fort Myers, FL 33907
(239-887-4276),
leland@associationlegalservices.com
April 18, 25, 2025 25-01485L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-605
VINCENT R. DIBIASE, JR. and ANN MARY DIBIASE, f/k/a ANN MARY DIBIASE PEZZULLO,
Plaintiffs, -vs-
FDIC as Receiver for GOLDOME CREDIT CORPORATION; THE FLORIDA STORE, INCORPORATED, a Foreign Profit Corporation; and all other parties claiming by, through, under and against it; and all unknown natural persons, if alive and of not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and its several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described,
Defendants.

TO THE DEFENDANTS FDIC as Receiver for GOLDOME CREDIT CORPORATION and all other parties claiming by, through, under or against them; and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and their several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described Lee County, Florida:

1. Plaintiffs own the following described real property in Lee County, Florida:
Lot 7, Block 61, Lehigh Acres, Unit 11, Section 21, Township 45 South, Range 27 East, according to the Plat thereof, recorded in Plat Book 18, Page(s) 64, of the Public Records of Lee County, Florida.
Strap No.: 21-45-27-L3-11061.0070
a/k/a 815 Homestead Road, Lehigh Acres, Florida 33914

YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that a suit to quiet title to the above described property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas M. Tarsia, Esquire, Plaintiff's Attorney, of the law firm of Jones, Haber & Rollings, whose address is 1633 SE 47th Terrace, Cape Coral, Florida 33904 and file the original with the Clerk of this Court on or before May 27, 2025; otherwise the allegations of the Complaint will be taken as confessed.

This Notice shall be published once a week for four consecutive weeks in Cape Coral, Florida.

Dated: 04/14/2025

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

Thomas M. Tarsia, Esquire,
Plaintiff's Attorney,
Jones, Haber & Rollings,
1633 SE 47th Terrace,
Cape Coral, Florida 33904
Apr. 18, 25; May 2, 9, 2025
25-01497L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000869
Division Probate
IN RE: ESTATE OF KENNETH J. DAHLBERG
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 Kenneth J. Dahlberg, deceased, File Number 25-CP-000869, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was September 8, 2024; that the total value of the exempt estate is $200,000.00 and the non-exempt estate is $19,593.61 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Tammy Kirk
5912 Rondan Circle
Raleigh, NC 27612
Janice L. Bardusk
4984 Spring Creek Road
Three Oaks, MI 49128
Carl E. Dahlberg
9911 West 100 North
Michigan City, IN 46360
Teresa M. Autry
2449 N. U.S. Highway 52
Lebanon, IN 46052

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 18, 2025.

Persons Giving Notice:
Tammy Kirk
Janice L. Bardusk
Carl E. Dahlberg
Teresa M. Autry
Attorney for Persons Giving Notice
Tasha A. Warnock, Esq.
Florida Bar Number: 116474
The Warnock Law Group LLC
6843 Porto Fino Circle
Fort Myers, Florida 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
twarnock@warnocklawgroup.com
April 18, 25, 2025 25-01531L

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-000925
DIVISION: H
Nationstar Mortgage LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George R. Over a/k/a George Roland Over, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George R. Over a/k/a George Roland Over, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 1422 Southeast 15th Terrace, Cape Coral, FL 33990
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Lee County, Florida, more particularly described as follows:

LOT(S) 47 & 48, BLOCK 746, UNIT 22, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 1 TO 16, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND BY EXTENDING THE LOT LINE BETWEEN LOTS 46 AND 47 A DISTANCE OF 2.5 FEET IN THE SOUTHERLY DIRECTION, AND BY EXTENDING THE LOT LINE BETWEEN LOTS 48 AND 49 A DISTANCE OF 2.5 FEET IN THE SOUTHERLY DIRECTION, THE AREA ENCLOSED BETWEEN THE BACK LOT LINE OF LOTS 47 AND 48 AND THE TWO EXTENSIONS PREVIOUSLY DESCRIBED CONNECTED BY THE WATER FACE OF THE CONSTRUCTED SEAWALL AMOUNTING TO 200 SQUARE FEET, MORE OR LESS, ALL IN BLOCK 746, UNIT 22, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 1 TO 16, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
more commonly known as 1422 Southeast 15th Terrace, Cape Coral, FL 33990.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on 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.

WITNESS my hand and seal of this Court on the 16th day of April, 2025.

Kevin C. Karnes
Circuit and County Courts
(SEAL) By: K. Harris
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
23-330366 FC01 CXE
April 18, 25, 2025 25-01530L

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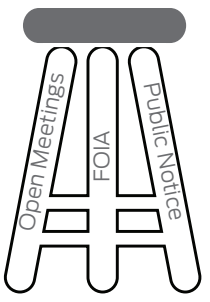
Business Observer

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-1210
IN RE: ESTATE OF GIROLAMO JAMES RALLO, A/K/A JAMES RALLO
Deceased.

The administration of the Estate of GIROLAMO JAMES RALLO A/K/A JAMES RALLO, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The first publication of this notice is April 18, 2025.

VINCENT RALLO
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
Your Advocates, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
April 18, 25, 2025 25-01532L

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-000863
JOSEPH A. PASCARELLA, as Trustee of the JOSEPH A. PASCARELLA DECLARATION OF TRUST, dated November 7, 2006, as amended,
Plaintiff, vs.
FRANCIS P. MARTINO, PAUL S. MARTINO, ANGELA M. PASCARELLA, deceased, and ALL OTHER UNKNOWN PARTIES,
Defendants.

TO: Defendants, FRANCIS P. MARTINO, PAUL S. MARTINO, ANGELA M. PASCARELLA, deceased, and ALL OTHER UNKNOWN PARTIES,, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiff's, JOSEPH A. PASCARELLA, as Trustee of the JOSEPH A. PASCARELLA DECLARATION OF TURST, dated November 7, 2006, as amended, Complaint to Quiet Title to Real Property ("Complaint") filed in this action:

YOU ARE NOTIFIED that an action to quiet title to the following property in Lee County, Florida is located at 1100 Oak Avenue, Lehigh Acres, Florida 33972, and is more particularly described as follows:

LOTS 13 AND 14, BLOCK 42, UNIT 11, REPLAT OF SECTION 19, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN DEED BOOK 263, PAGE 360, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
Folio ID: 10377257.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrcik., 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before May 27, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on 04/16/2025.

Kevin C. Karnes
CLERK OF CIRCUIT COURT
(SEAL) By: K. Harris
Deputy Clerk

EGGERT FITZPATRICK
By: /s/ Scott W. Fitzpatrick, Esq., B.C.S.
Scott W. Fitzpatrick, Esq., B.C.S.
Florida Bar No. 0370710
811-B Cypress Village Blvd.,
Ruskin, FL 33573
(813) 634-5425 - Telephone
(813) 633-3397 – Telecopier
scott@eggfitz.com – primary email
sonja@eggfitz.com – secondary email
Attorney for Plaintiff
Apr. 18, 25; May 2, 9, 2025
25-01529L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-000752
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST GLENN GILHOOLY AKA GLENN THOMAS GILHOOLY, DECEASED., et al,
Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST GLENN GILHOOLY AKA GLENN THOMAS GILHOOLY, DECEASED.
Last Known Address: Unknown
Current Address: Unknown

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

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT A-9 OF COUNTRY CLUB EST. CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 457, PAGE 351 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
A/K/A 403 SE 43RD TER CAPE CORAL FL 33904

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this court on this 15th day of April, 2025.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
NL - 24-032240
April 18, 25, 2025 25-01524L

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD 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 the petition.

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

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

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
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PINELLAS COUNTY
mypinellasclerk.gov
POLK COUNTY
polkcountyclerk.net
ORANGE COUNTY
myorangeclerk.com

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FOURTH INSERTION

NOTICE OF ACTION FOR VERIFIED PETITION TO DETERMINE PATERNITY AND FOR RELATED RELIEF
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DOMESTIC RELATIONS
Case No.: 25-DR-1282
MELISSA NEMETZ,
Petitioner, and
TIMOTHY HALE,
Respondent.

TO: {name of Respondent} TIMOTHY WAYNE HALE
{Respondent's last known address 868 Vance Drive, Lot 18, Bristol, TN 37620

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

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

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

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

Dated: 03/18/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
{Deputy Clerk}

Mar. 28; Apr. 4, 11, 18, 2025
25-01227L

FOURTH INSERTION

NOTICE OF ACTION
PETITION FOR ANNULMENT OF MARRIAGE
(filed 3/14/2025)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-DR-2042
Division: Family Law
IN RE:
ALEJANDRO JESUS MEJIA,
Petitioner/Husband, and
ROXANA MARIA RAMOS,
Respondent/Wife.

TO: ROXANA MARIA RAMOS
UNKNOWN

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

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

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

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

Dated: 03/20/2025

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

Mar. 28; Apr. 4, 11, 18, 2025
25-01239L

SECOND 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 Ford F450 (VIN: 1FDXF46R98EB33957), 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

FOURTH 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 Elective Estate Inventory and Petition to Determine Amount of Elective Share has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 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
By: R. Givins
As Deptuy Clerk

Mar. 28; Apr. 4, 11, 18, 2025
25-01272L

THIRD 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.

TO: ALEJANDRO ARCINIEGAS
Last Known Address: 1623 NE 179th Street, North Miami Beach, FL 33162

YOU ARE NOTIFIED that an action for Dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on: MARLEEN GARCIA, whose address is: 2602 SW 23rd Cranbrook Drive, Boynton Beach, FL 33436 on or before {date} March 25, 2025, and file the original with the clerk of this Court at: before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated: 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

THIRD INSERTION

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
JONATHAN BORES,
Plaintiff, v.
THE ESTATE OF JOSEPH G. GOSS and THE UNKNOWN BENEFICIARIES OF JOSEPH G. GOSS,
Defendants.

TO: THE ESTATE OF JOSEPH G. GOSS (address unknown)
THE UNKNOWN BENEFICIARIES OF JOSEPH G. GOSS (address unknown)

COME NOW, the Plaintiff, JONATHAN BORES, by and through his undersigned counsel, and hereby gives notice that a Quiet Title action on the following property listed below has been instituted in the above action and is now pending in the Twentieth Judicial Circuit Court of the State of Florida, County of Lee, on March 13, 2025; Case No: 25-CA-1421.

LEGAL DESCRIPTION:
LOT 14, BLOCK 14, UNIT 4, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, Recorded in Plat Book 15, Page 35 of the public records of Lee County, Florida.
Parcel ID: 24-44-27-04-00014.0140
More commonly known as: 903 Hines Avenue, Lehigh Acres, Florida 33972 ("subject property")

You are required to serve an Answer to this action upon: ADAM J. STEVENS, ESQ. of STEVENS LEGAL GROUP, Plaintiffs' counsel, whose address is 4706 Chiquita Boulevard South, PMB 308, Cape Coral, Florida 33914, on or before May 6, 2025, and file the original with the Clerk of this Honorable Court at the Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiffs' counsel or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office.

Dated this 27th day of March, 2025.

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

STEVENS LEGAL GROUP
Counsel for Plaintiff
4706 Chiquita Boulevard S.
PMB 308
Cape Coral, Florida 33914
Telephone: (239) 374-4353
Facsimile: (239) 374-4356
BY: /s/ Adam J. Stevens, Esq.
ADAM J. STEVENS, ESQ.
Florida Bar No. 31898
astevens@stevenslegalgroup.com
nbolden@stevenslegalgroup.com
fbenoit@stevenslegalgroup.com
April 4, 11, 18, 25, 2025 25-01294L

Q&A

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.

LV18237_V22

--- TAX DEEDS ---

SECOND 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 & Comptroller.

Apr. 11, 18, 25; May 2, 2025
25-01352L

SECOND 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, LEHIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT, RECORDED IN PLAT BOOK 26, PAGE 2, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-44-26-01-00004.0060

Names in which assessed: RICHARD KIVELL

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

Apr. 11, 18, 25; May 2, 2025
25-01344L

SECOND INSERTION

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

Tax Deed #:2025000022

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

Certificate Number: 21-015375 Year of Issuance 2021 Description of Property LOT 19, BLOCK 55, UNIT 12, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 234, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-27-12-00055.0190

Names in which assessed: LLOYD EDWARD JOHNSON

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

Apr. 11, 18, 25; May 2, 2025
25-01355L

SECOND 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 ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 133, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-03-00022.0230

Names in which assessed: CAROLYN A SMITH HOLMES

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

Apr. 11, 18, 25; May 2, 2025
25-01359L

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-9345
STEAMBOAT BEND EAST CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ANGELA SCHENK GOLDBERG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MORTON A. GOLDBERG, 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, STEAMBOAT BEND EAST AT THE LANDINGS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1481, Page 2279 through 2352 and amendments thereto, and per plat thereof, of the Public Records of Lee County, Florida, together with all appurtenances there unto appertaining and specified to said Condominium Declaration and including, but not limited to the use of automobile parking space No. SBE5-4-401 a/k/a 4100 Steamboat Bend E., Apt. 401, Fort Myers, Florida 33919

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

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

Dated 04/09/2025
KEVIN C. KARNES, Clerk of Courts
(SEAL) By: K. Harris
Deputy Clerk

KEITH H. HAGMAN, ESQ.,
The Pavese Law Firm,
P.O. Box 1507,
Fort Myers, FL 33902
Keith H. Hagman, Esq.,
keithhagman@paveselaw.com
April 11, 18, 2025 25-01431L

--- ACTIONS ---

SECOND 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

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL
941-906-9386
and select the appropriate County name from the menu option
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legal@businessobserverfl.com
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SECOND 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, Georgina Viera, whose last known address is: 1242 SW Pine Island Road, Suite 42-297, Cape Coral, FL 33991, is hereby notified that an action for breach of contract has been filed and commenced in this court, and is are required to serve a copy of their written defenses, if any, to it on Lores Law, PLLC d/b/a The Miami Tax Lawyer, attorney for Plaintiffs, whose address is: 10621 N. Kendall Dr., Suite 209, Miami, Florida 33176, and file the original with the clerk of the above styled court on or before May 19, 2025; otherwise a default will be entered against them for the relief prayed for in the Complaint.

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

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

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

Attorney for Plaintiffs:
/s/ Adrian Lores de la Pena
Adrian Lores de la Peña, Esq.
The Florida Bar # 1020659
Lores Law PLLC d/b/a The Miami Tax Lawyer®
10621 North Kendall Drive, Suite 209
Miami, FL 33176
Office (305) 977-7526
Email: adrian@themiamitaxlayer.com
Apr. 11, 18, 25; May 2, 2025
25-01433L

SECOND INSERTION

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, FL

YOU ARE NOTIFIED that a Joint Petition for Adoption by Relatives has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on attorney for Petitioner(s): Theresa Daniels, Esq., P.O. Box 570, 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 follows:

A.N.N. Born August 13, 2013, in Cape Coral, Florida.

Physical description of Respondent:
Age: 37
Approximate height: 6'02"
Race: Black
Approximate weight: 215 lbs.
Hair color: Black
Eye color: Brown

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

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

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

Dated: 04/08/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
{Deputy Clerk}

Apr. 11, 18, 25; May 2, 2025
25-01418L

SECOND 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
Krystal Smart,
Respondent,

TO: Krystal Smart
314 Blackshear Dr Panama City FL 32404

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Richard Raymond Colon, whose address is 5203 Douglas St, Apt A Panama City FL 32404 on or before May 12, 2025, and file the original with the clerk of this Court at 1700 Monroe Street Fort Myers, Florida 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the petition.

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

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

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

Dated: 04/02/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
Deputy Clerk

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

Apr. 11, 18, 25; May 2, 2025
25-01383L

SECOND 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 DELLIVENIRI
Petitioner, and
PHILLIP ANTHONY DELLIVENIRI
Respondent.

TO: Philip Anthony Delliveniri
8 Philip Lane
Arden, NC 28704
Physical Description:
Age: 38; Race: Caucasian; Hair Color: Brown; Height: 5'10"; Date of Birth: June 22, 1986

YOU ARE NOTIFIED that an action for Petitioner's Petition for Dissolution of Marriage with Minor Child and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to Brenda Miranda, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before May 13, 2025 and file the original with the Clerk of this Court at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

Dated: 04/03/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
Deputy Clerk

Apr. 11, 18, 25; May 2, 2025
25-01408L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY
CIVIL DIVISION
Case No. 24-CA-007886
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
ANTHONY HOWARD DONALDSON AKA ANTHONY DONALDSON, et al.
Defendants.

TO: UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
21951 CLAYTOR ROAD
ALVA, FL 33920

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

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

commonly known as 21951 CLAYTOR ROAD, ALVA, FL 33920 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: 04/04/2025
CLERK OF THE COURT
Honorable Kevin C. Karnes
1700 Monroe Street
Ft. Myers, Florida 33902
(SEAL) By: N. Watson
Deputy Clerk

Jennifer M. Scott
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
011150/2427839/MTS
April 11, 18, 2025 25-01393L

SECOND INSERTION

NOTICE OF ACTION: CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24-CA-007184
ANA CARO,
Plaintiff, vs.
FRANK W SPATARO, BETTY SPATARO, FLORIDA LANDMARK COMMUNITIES, INC. (fka Lehigh Corporation), SALVATORE FAVIA, DONNA FAVIA, ALICE ALLEN VERNOR, RONALD ALLEN, LOAL CLARK, SUSAN SIWULA, WILLIAM ALLEN, and ANDREA SHALES,
Defendant.

STATE OF FLORIDA:
COUNTY OF LEE:
To :
William Allen, 37160 N IL Route 59, Lake Villa, IL 60046 / 1549 Jackson St. No Chicago, IL 60046
Susan Siwula, 37160 N IL Route 59, Lake Villa, IL 60046 / 1826 Hazelwood Dr. Lindenhurst, IL 60046
Ronald Allen, 37160 N IL Route 59, Lake Villa, IL 60046 / 701 Lake St. #GA, Antioch, IL 60002
Loal Clark, 37160 N IL Route 59, Lake Villa, IL 60046 / 607 Parma Drive, Lake Villa, IL 60046
Frank W Spataro 1649 Wildwood Ln, Darien, IL 60561 / 6243 South Monitor Street, Chicago, IL 60638
Donna Favia, 6819 Cedar Bluff Way, Sacramento, CA 95283 / 1865 Valley Brook Dr. Alpharetta, GZ 30005
Betty Spataro, 6243 South Monitor Street, Chicago, IL 60638 / 1649 Wildwood Ln Darien, IL 60561

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

Lot 4, Block 126, Unit 9, Section 12, Township 44 South, Range 26 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 26, Page 109, of the Public Records of Lee County, Florida. Parcel ID: 12-44-26-L2-09126.0040

And

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

And

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

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

Dated: 04/09/2025
KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
(SEAL) By: K. Harris
DEPUTY CLERK

The Dollar Law Firm, PA
8400 NW 36th St. Suite 450
Doral, FL 33166
jdollar@lawdollar.com
Apr. 11, 18, 25; May 2, 2025
25-01430L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2024003166

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

Certificate Number: 21-618 Year of Issuance 2022 Description of Property LOT 16, BLOCK 75, UNIT 8, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 103, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-08-00075.0160

Names in which assessed:
JOSE ELMER QUINTERO, LEANDRO GABRIEL ROBLES GARCIA, LUZ A MUNOZ, LUZ ANGELA MUNOZ

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

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

SECOND INSERTION

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

Tax Deed #:2024003131

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

Certificate Number: 20-211 Year of Issuance 2022 Description of Property LOT 20, BLOCK 65, UNIT 13, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 31, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-13-00065.0200

Names in which assessed:
ABELARDO CRUZ, ASTRID CRUZ CEDENO, ELEUCIS CRUZ DE ORLANDO, EURIDICE CRUZ DE MOLINARY, GLORIS CRUZ DE CAIBE, IVELISSE CRUZ DE SCHLAEFLI, JORGE CRUZ CEDENO, NELLY CEDENODECRUZ, 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 & Comptroller.

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

SECOND 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
21-GA-000109
IN RE: The Guardianship of Josephine E. Ross

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of $6,136.31 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 03/10/2025, IN RE: The Guardianship of Josephine E. Ross, 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: March 11, 2025
KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Christine Strufe
Deputy Clerk

Mar. 14; Apr. 18, 2025 25-01077L

SECOND INSERTION

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

Tax Deed #:2024003169

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

Certificate Number: 21-988 Year of Issuance 2022 Description of Property LOT 6, BLOCK 42, UNIT 12, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 49, PUBLIC RECORDS , LEE COUNTY, FLORIDA Strap Number 26-45-27-12-00042.0060

Names in which assessed:
DIONISIO CABRAL, NOEMIA CABRAL

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

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
LV10239

--- ESTATE ---

SECOND INSERTION

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

The administration of the estate of Mark A. Schaeffer, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469 Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of RICARDO GOMEZ, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of JASON C. STOVER deceased, whose date of death was August 27, 2023 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of Robert Michael Reynolds, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

The date of first publication of this Notice is April 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
April 11, 18, 2025 25-01373L

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

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

The date of first publication of this Notice is April 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.DOC/1
April 11, 18, 2025 25-01367L

Q&A

Who benefits from legal notices?

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

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

LV18237_V25

--- ACTIONS / SALES ---

SECOND 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

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

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No. 764698
gdavis@trenam.com
bshepard@trenam.com
dvaldes@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Plaintiff
April 11, 18, 2025 25-01421L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT FOR 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\205399\14524535v1
April 11, 18, 2025 25-01404L

SECOND 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 AL.,
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
April 11, 18, 2025 25-01420L

SECOND 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-004664
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,
Plaintiff, vs.
AKO & M INVESTMENTS LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 3, 2025 in Civil Case No. 24-CA-004664 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST is Plaintiff and Ako & M Investments LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1 day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 59 and 60, Block 1216, Cape Coral Unit 23, according to the plat recorded in Plat Book 14, Page 40, of the Public Records of Lee County, Florida.

Address: 226 SE 6th Terrace, Cape Coral, FL 33990

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

Dated this day of 04/04/2025

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

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
24-09905FL
April 11, 18, 2025 25-01388L

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-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 DANIEL PICKARD; CONNIE LEGGE PICKARD; STONEYBROOK VILLAS II ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on May 01, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 120, BLOCK II, STONEYBROOK – UNIT 2, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE(S) 5 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 21667 WINDHAM RUN, ESTERO, FL 33928

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

Dated this day of 04/07/2025.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-097118 - MaM
April 11, 18, 2025 25-01405L

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-005219
MATHON INVESTMENTS CORPORATION,
Plaintiff, vs.
PI ISHAN LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT; LKM INVESTMENTS, LLC,
Defendants.

NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, and the Order Granting Motion to Reset Sale dated April 3, 2025, entered in Case No. 2024-CA-005219, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Mathon Investments Corporation is the Plaintiff and PI Ishan, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; LKM Investments, LLC; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on April 24, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 1, BLOCK K, KREAMER'S SUBDIVISION, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

PARCEL ID: 08-44-22-01-000K0.0010

PROPERTY ADDRESS: 6601 PINELAND ROAD, BOKEELIA, FL 33922

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

DATE: 04/03/2025

KEVIN C. KARNES
CLERK OF THE COURT & COMPTROLLER
(SEAL) By: N. Watson
DEPUTY CLERK

April 11, 18, 2025 25-01378L

SECOND 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 CAMBRIDGE ABBEY HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and Louise A. Ginkowski are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 1st day of May, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 85, Block D, Crown Colony, according to the plat thereof, as recorded in Plat Book 68, Pages 23 through 38, inclusive, of the Public Records of Lee County, Florida.

A/K/A: 8894 Dartmoor Way, Fort Myers, FL 33908

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

DATED this day of 04/04/2025

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
Carolyn C. Meadows, Esq.
Florida Bar #92888
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
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Primary email:
cofoservicemail@beckerlawyers.com
C09103/415499/26483620.v1
April 11, 18, 2025 25-01396L

SECOND 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 Foreclosure entered March 24, 2025 in Civil Case No. 24-CA-004660 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein 1SHARPE 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

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-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 (NW 1/4) of Section 17, Township 44 South, Range 22 East, Lee County, Florida; thence run S 00°14'55" E along the East line of said Lot 1 for 213.52 feet to the Point of Beginning; thence continue S 00°14'55" E along the aforesaid Lots 1 and 7 for 1241.78 feet to the Southeast corner of said Lot 7; thence run S 89°27'45"W along the South line of said Lot 7 and part of the aforesaid Lot 6 for 700.28 feet; thence run N 40°55'03"W for 130.47 feet; thence run N 00°15'40"W for 1355.99 feet to the North line of the aforesaid Lot 2, also being the North line of the aforesaid Northwest Quarter (NW 1/4); thence run N 89°28'05"E along the North line of of said Lots 2 and 1 for 600.60 feet; thence run S 00°14'55"E. for 213.52 feet; thence run N 89°28'05 "E for 185.00 feet to the Point of Beginning.

Bearings are based on the North line of the Northwest Quarter of the aforesaid Section 17 as being N 89°28'05" E.

AND

A tract or parcel of land lying in part of Lots 2 and 6, of Mrs. Lena S. Foster Subdivision, as recorded in Plat Book 4, Page 73, Public Records of Lee County, Florida, as described as follows:

Commencing at the Northeast corner of Lot 1 of said Mrs. Lena S. Foster Subdivision, said point also being the Northeast corner of the Northwest Quarter (NW 1/4) of Section 17, Township 44 South, Range 22 East, Lee County, Florida; thence run S 89°28'05"E along the North line of said Lot 1 and the aforesaid Lot 2 for 785.60 feet to the Point of Beginning; thence run S 00°15'40"E for 1355.99 feet; thence run N 40°55'03"W for 430.70 feet; thence run N 00°42'25"W for 300.15 feet; thence run N 89°30'04"E for 83.21 feet: thence run N 00°18'13"W for 727.82 feet to the North line of the aforesaid Lot 2 also being the North line of the aforesaid Northwest Quarter (NW 1/4); thence run N89°28'05"E along said North line for 200.27 feet to the Point of Beginning.

Bearings are based on the North line of the Northwest Quarter of the aforesaid Section 17 as being N 89°28'05" E.

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

PROPERTY ADDRESS: 13100 LADA LANE, BOKEELIA, FL 33922

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

DATE: 04/02/2025

KEVIN C. KARNES
CLERK OF THE COURT & COMPTROLLER
(SEAL) By: N. Watson
DEPUTY CLERK

April 11, 18, 2025 25-01364L

SECOND 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 (DECEASED) , 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 CONDOMINIUM DECLARATION AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 1813 AT PAGE 3331, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ANY FUTURE AMENDMENT AND TOGETHER WITH SAID CONDOMINIUM UNIT SHARE OF THE COMMON ELEMENTS APPURTENANT THERETO

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Date: 04/08/2025

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

Tromberg, Morris & Partners, PLLC
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Our Case #: 24-000834/24-CA-00598
7/PHH
April 11, 18, 2025 25-01409L

SECOND 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,
Plaintiff, v.
BLACKTIP CONSTRUCTION GROUP, INC., a Florida profit corporation, JEFFERY S. BEACH, KIYO'S CONCRETE, INC., Florida corporation, HONC MARINE CONTRACTING, INC., Florida corporation, GOLDEN LOTUS, INC., Pennsylvania corporation, JACK GRIM, individually, ARTESIAN POOL CONSTRUCTION, INC., a Florida corporation, and HONC INDUSTRIES, INC., a Florida Corporation,
Defendants.

NOTICE IS HEREBY given that pursuant to the Amended Final Summary Judgment of Foreclosure and Order Rescheduling Foreclosure Sale entered in the above-styled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein RDA CONSULTING ENGINEERS, LLC d/b/a AMERICAN STRUCTURAL ENGINEERING is the Plaintiff, and BLACKTIP CONSTRUCTION GROUP, INC., is a Defendant, Kevin C. Karnes as Clerk of the Circuit Court shall sell to the highest and best bidder for cash via online auction held at www.lee.realforeclose.com on May 1, 2025 at 9:00 a.m., the real property described as set forth in the Final Summary Judgment, to-wit:

Lots 61 and 62, Block 3867, Cape Coral Unit 53 according to the map or plat thereof on file in the Office of the Clerk of Circuit Court recorded in Plat Book 19, Page 64, Public Records of Lee County, Florida.

Folio ID Number: 10040386

Property Address: 1913 NW 20th Street, Cape Coral, Florida 33993

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENSENS, MUST FILE A CLAIM WITH THE CLERK IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

Dated: 04/04/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) N. Watson
Deputy Clerk of Court

April 11, 18, 2025 25-01395L

--- ACTIONS / SALES ---

SECOND 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 HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 24, 2025, and entered in Case No. 24-CA-002292 of the Circuit Court in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST 2015-1 is Plaintiff and PENNEY MALOY; CITY OF FORT MYERS, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, 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 GARDENS, AS RECORDED IN PLAT BOOK 25, PAGES 52-53 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THAT PORTION OF LAND LYING CONTIGUOUS AND ADJACENT TO THE WEST LINE OF LOT 1 OF "SABAL PALMS GARDENS" A SUBDIVISION AS RECORDED IN PLAT BOOK 25, PAGE 53 OF PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BETTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1: THENCE CONTINUING WESTERLY ALONG THE NORTH LINE OF LOT 1, S 89° 14' 40" W FOR 23.00 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 1 AND 23.00 FEET APART, S 01° 02' 20" E FOR 157.50 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF LOT 1; THENCE, S 49° 22' 55" E FOR 3.41 FEET TO A POINT PROJECTED ALONG AN ARC OF A CURVE; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY, WHICH CENTER BEARS S 52° 24' 06" E HAVING A RADIUS OF 260.00 FEET. AN INCLUDED ANGLE OF 06° 53' 53" AND ARC OF 31.29 FEET (CHORD BEARING N 39° 47' 23" E, 31.28 FEET) TO THE SOUTHWESTERLY CORNER OF LOT 1, THENCE N 01° 02' 20" W ALONG THE WESTERLY LINE OF THE AFORESAID LOT 1 FOR 135.98 FEET TO THE POINT OF BEGINNING. CONTAINING -3,425.36 SQ. FT. OR 0.78+/- ACRES.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO A "PERPETUAL USE EASEMENT" ALLOWING FOR ACCESS AND INGRESS FOR THE BENEFIT OF GRANTOR, AND TO ALLOW GRANTOR ACCESS TO GAIN ENTRY AND USE THE CERTAIN WELL LOCATED ON THE SUBJECT PROPERTY AS WELL AS SERVICING, MAINTAINING, AND IF NECESSARY REPLACE SUCH WATER WELL.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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
April 11, 18, 2025 25-01419L

SECOND 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 RECORDED IN PLAT BOOK 22, PAGES 31 THROUGH 51, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 1901 El Dorado Parkway West, Cape Coral, FL 33914

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
April 11, 18, 2025 25-01422L

SECOND 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

SECOND 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:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF LEE, STATE OF FLORIDA: LOT 17, BLOCK B, UNIT 1 RAINBOW GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 4009 East River Drive, Fort Myers, FL 33916

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

SECOND 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 AKHILADHARA, 200 Bloomsbury Avenue, Catonsville MD 21228:

YOU ARE HEREBY NOTIFIED that Plaintiffs have filed an action against you for the partition of the following described real property by Court-ordered sale of the real property and division of the proceeds among the co-owners:

Unit No. TF2-3D of the TRAWLER VILLAGE CONDOMINIUM of the Landings, a condominium community, according to the Condominium Declaration thereof on file and recorded in the Office of the Clerk of Circuit Court in Official Records Book 1338, Pages 975 through 1054, inclusive, Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said Condominium Declaration. Also known as 4586 Trawler Court, Apt. 304, Fort Myers FL 33919.

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, P.A.,
2248 First Street,
Fort Myers, FL 33901
Apr. 11, 18, 25; May 2, 2025
25-01363L

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CC-002726
19-66 77TH STREET INC.,
Plaintiff, vs.
BOATLIFTS BY SYNERGY LLC AND BRANDON GRAHAM,
Defendants.

TO: BRANDON GRAHAM
1714 3rd Ave E.
Oskaloosa, IA 52577

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.

Dated on: 04/04/2025

Kevin C. Karnes
Clerk of the Court
2075 Dr. Martin Luther King Jr. Blvd.
Ft. Myers, FL 33901
(SEAL) By: N. Watson
Deputy Clerk

Anthone R. Damianakis, Esq.,
the plaintiff's attorney,
2348 Sunset Point Rd.,
Clearwater, FL 33765
00430517-1
Apr. 11, 18, 25; May 2, 2025
25-01394L

SECOND 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
Truist Bank
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Juan N. Sanchez a/k/a Juan N. Sanchez Garcias a/k/a Juan Sanchez, Deceased; Suncoast Credit Union; Juan Sanchez a/k/a Juan Malave Sanchez a/k/a Juan Sanchez Malavet; Jesus Alberto Sanchez a/k/a Jesus A. Sanchez a/k/a Jesus A. Sanchez Malavet; Stephanie Marie Sanchez a/k/a Stephanie M. Sanchez; Hernando Joel Sanchez-Caraballo
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Juan N. Sanchez a/k/a Juan N. Sanchez Garcias a/k/a Juan Sanchez, Deceased
Last Known Address: Unknown

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

LOT 33, BLOCK 1, WEDGEWOOD, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 124, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff'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 the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

DATED on 04/09/2025.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 24-F01292
April 11, 18, 2025 25-01434L

SECOND 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 CANAL AVENUE GROVES, TX 77619
STOREY FLOYD R SR, 20230 WARRINGTON 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, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

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

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

SECOND 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 described 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 45.031.

Dated this 4 day of April, 2025.

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

M. Brian Cheffer,
Attorney for Plaintiff,
Cheffer & Hagan, P.A.,
2120 McGregor Boulevard,
Fort Myers, FL 33901,
239-334-1381
April 11, 18, 2025 25-01397L

SECOND 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,
Plaintiff,
KORO, LLC, a limited liability company of Unknown state of formation, ROBIN DAVIES, if alive, and if not his unknown spouse, heirs, devisees, grantees, creditors or other parties claiming by, through, under or against ROBIN DAVIS and LEE COUNTY TAX COLLECTOR,
Defendants.,

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
Parcel #29-43-23-C4-06168.0050

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, Vanessa@spearinglaw.com, on or before May 19, 2025. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

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

SECOND 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 (2) 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 DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER, CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the $26,508 U.S. CURRENCY, 2022 INFINITI Q50; VIN #: JN1EV7AP4LM206708 TWO (2) GOLD BRACELETS & ONE (1) GOLD CHAIN be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY 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 #: JN1EV7AP4LM206708 TWO (2) GOLD BRACELETS & ONE (1) GOLD CHAIN.

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

--- ESTATE ---

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
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 25-01415L

SECOND INSERTION

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 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 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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;
docs@jcelgin.com
April 11, 18, 2025 25-01390L

SECOND 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 FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The 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 33913
April 11, 18, 2025 25-01381L

SECOND 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 Representative's attorney are set forth below.

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

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

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

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

The 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

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

The date of first publication of this Notice is 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
E-Mail:
csellers@richardsonsellers.com
April 11, 18, 2025 25-01374L

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
ANDREA FLECK
10 Baldwin Drive
Stow, MA 01775
Attorney for Personal Represetative:
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

SECOND 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 JOSEPH 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 attorney are set forth below.

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

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

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

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

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

Personal Representative
GLENNA S. 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.com
April 11, 18, 2025 25-01376L

SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE 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.com
Secondary Email:
firm@cherewkalaw.com
April 11, 18, 2025 25-01427L

SECOND 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 PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons 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

SECOND 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 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:
/s/ Katie A. Miers
Katie A. Miers
20720 Six Ls Farm Road
Estero, Florida 33928
Attorney for Personal Represetative:
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 25-01372L

SECOND 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 representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
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

--- ESTATE ---

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
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, P.A.
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

SECOND 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 RENEE CALLAHAN A/K/A CAROLYN R. CALLAHAN A/K/A CAROLYN CALLAHAN, ("Decedent") deceased, whose date of death was February 7, 2025, and whose Social Security Number is XXX-XX-1752, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT 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 REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.

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
April 11, 18, 2025 25-01375L

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
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 25-01379L

SECOND 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 WILLIAM BERRY, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

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 25-01416L

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal 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 25-01417L

SECOND INSERTION

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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

SECOND INSERTION

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
/s/ Barbara Ruth Weinstock
Barbara Ruth Weinstock
3265 Golda Circle
North Fort Myers, Florida 33917
Attorney for Personal Representative:
/s/ Monica T. Johnson
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
E-Mail:
info@sunshinestatelawoffice.com
April 11, 18, 2025 25-01400L

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

SECOND INSERTION

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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice was or shall be: April 11, 2025

Personal Representative:
/s/ Jack W. Christensen, Jr
Jack W. Christensen, Jr
2927 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

--- TAX DEEDS ---

SECOND 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 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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, PATRICIA 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 & Comptroller.

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

25-01349L

SECOND 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, ACCORDING 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.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

25-01338L

SECOND 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 RECORDED 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.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

25-01343L

SECOND 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, LEHIGH 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 & Comptroller.

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

25-01345L

SECOND 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, RECORDED 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.realtaxdeed.com on 06/03/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

25-01354L

SECOND 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 CORAL UNIT 56, ACCORDING TO THE PLAT THEREOF, RECORDED 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 & Comptroller.

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

25-01350L

SECOND 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 & Comptroller.

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

25-01340L

SECOND 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 & Comptroller.

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

25-01346L

SECOND 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, ANTHONY 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 & Comptroller.

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

25-01348L

SECOND 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, 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 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 & Comptroller.

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

25-01353L

SECOND 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 CIRCUIT 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 & Comptroller.

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

25-01358L

SECOND 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 ON FILE IN THE OFFICE OF THE CLERK OF THE CITCUIT COURT, RECORDED 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 & Comptroller.

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

25-01360L

SECOND 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, 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 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 & Comptroller.

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

25-01339L

SECOND 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, 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 OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-04-00024.0160

Names in which assessed: KATHERINE P HORGAN, MISTERY 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 & Comptroller.

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

25-01341L

SECOND INSERTION

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:

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 & Comptroller.

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

25-01347L

SECOND 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 & Comptroller.

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

25-01356L

SECOND 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 JOHNSON WALTERS, ESTATE 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 & Comptroller.

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

25-01357L

SECOND 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), year(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, 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 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 & Comptroller.

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

25-01342L