

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>at</p> <p>The Lock Up Self Storage 12700 University Dr Fort Myers, FL 33907</p> <p>Will sell the contents of the following units to satisfy a lien to the highest bidder on May 21st, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.</p> <p>Unit 4722: Katherine Vernon: Mattress, Box spring, Boxes, Pillows/ Sheets, Loveseat, Footstool</p> <p>Apr. 25; May 2, 2025 25-01578L</p>	<p>FIRST INSERTION</p> <p>Public Notice</p> <p>Diamond Towers V, LLC proposes to build a 149-foot Monopine (Monopole) Communications Tower/Structure at the approx. vicinity of 12760 Fox Ridge Drive, Bonita Springs, Lee County, FL 34135. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Benjamin Allen, b.allen@trileaf.com, phone: 678-653-8673, 1395 South Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067.</p> <p>April 25, 2025 25-01585L</p>	<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>at</p> <p>The Lock Up Self Storage 5500 Timmers Lane Lehigh Acres FL 33971</p> <p>Will sell the contents of the following units to satisfy a lien to the highest bidder on May 21, 2025 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.</p> <p>Unit 3059-Amanda Maybin-Flat screen tv, dresser, bed frame, clothing, misc household goods</p> <p>Apr. 25; May 2, 2025 25-01592L</p>	<p>FIRST INSERTION</p> <p>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</p> <p>NOTICE IS HEREBY GIVEN that Vithlene Olivier-Lamartiniere will engage in business under the fictitious name SWIPENCART, with a physical address 325 BELL BLVD S LEHIGH ACRES, FL 33974, with a mailing address 325 BELL BLVD S LEHIGH ACRES, FL 33974, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.</p> <p>April 25, 2025 25-01607L</p>	<p>FIRST INSERTION</p> <p>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Gifted Writing Service located at 3512 2nd St SW in the City of Lehigh Acres, Lee County, FL 33976 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 21st day of April, 2025.</p> <p>Danielle Y Dillard</p> <p>April 25, 2025 25-01597L</p>	<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>at</p> <p>The Lock Up Self Storage 9901 Estero Oaks Drive Estero FL 33967</p> <p>Will sell the contents of the following units to satisfy a lien to the highest bidder on May 21st, 2025 by 11:30 am at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.</p> <p>Unit 101- Tyler Washington, Items: Michael Kors bays, furniture, bedding, kids toys</p> <p>Apr. 25; May 2, 2025 25-01612L</p>
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<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE: THE LOCK UP SELFSTORAGE</p> <p>at</p> <p>22776 S.Tamiami Trail Estero, FL 33928</p> <p>will sell the contents of the following units to satisfy a lien to the highest bidder on May 21 2025 by 11:00AM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.</p> <p>Unit #2214 Joseph Conley Unit #20 Michael Pastore Unit #106 Mary Kate Hall Unit #127 Mary Kate Hall</p> <p>Apr. 25; May 2, 2025 25-01577L</p>	<p>FIRST INSERTION</p> <p>NOTICE UNDER FICTITIOUS NAME LAW</p> <p>NOTICE IS HEREBY GIVEN that Alligator Apartment Brokerage, LLC, desiring to engage in business under the fictitious name of Income Property Organization, located at 6421 Inkster Road, Suite 200, in the County of Oakland, City of Bloomfield Hills, Michigan 48301, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Section 865.09 of the Florida Statutes.</p> <p>Dated at Tampa, Florida, this 15th day of April, 2025.</p> <p>April 25, 2025 25-01586L</p>
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<p>FIRST INSERTION</p> <p>UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS</p> <p>The Board of Supervisors ("Board") of the University Village Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 on the following dates:</p> <p>May 8, 2025 August 14, 2025</p> <p>The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. Copies of the agendas may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, http://www.universityvillagecdd.net/.</p> <p>There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-877, for aid in contacting the District Office.</p> <p>A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>District Manager</p> <p>April 25, 2025 25-01621L</p>	<p>FIRST INSERTION</p> <p>UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS</p> <p>The Board of Supervisors ("Board") of the University Square Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 12:00 p.m., unless otherwise indicated, at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 on the following dates:</p> <p>May 8, 2025 August 14, 2025</p> <p>The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. Copies of the agendas may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, http://www.universitysquarecdd.net/.</p> <p>There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-877, for aid in contacting the District Office.</p> <p>A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>District Manager</p> <p>April 25, 2025 25-01620L</p>
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<p>FIRST INSERTION</p> <p>REQUEST FOR PROPOSAL ("RFP") FOR CONSTRUCTION SERVICES FOR THE BRCISD HURRICANE MILTON LAKE BANK EROSION REPAIRS PROJECT</p> <p>AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES AND NOTICE OF EVALUATION COMMITTEE MEETING FOR THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT</p> <p><i>RFP for Construction Services for the BRCISD Hurricane Milton Lake Bank Erosion Repairs project.</i></p> <p>Notice is hereby given that the Babcock Ranch Community Independent Special District (the "District") will receive sealed proposals from qualified construction firms interested in providing services for the Hurricane Milton Lake Bank Erosion Repairs Project located within the Babcock Ranch community in Charlotte and Lee Counties, Florida (the "Project").</p> <p>For the Project, the selected Applicant will provide all labor, materials, and equipment necessary for construction services to repair erosion damages to various lake banks throughout the community as identified in the Hurricane Milton Bank Erosion Report (March 2025), prepared by Kimley-Horn and Associates, Inc. The work will include, but is not limited to:</p> <ul style="list-style-type: none">• Site grading and restoration• Installation of turf reinforcement systems (2" or 4")• Enhanced littoral plantings• Placement of riprap in designated locations <p>The project manual ("Project Manual") will be made available upon request to the District Manager at kantarzhia@whhassociates.com beginning on April 25, 2025, at 10:00 a.m. (EST). The Project Manual will consist of a completed PDF document of the proposal package with specifications containing all available supplemental information. The Project Manual may be amended and supplemented from time to time via a written addendum(s); interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any.</p> <p>The District intends to contract directly with a qualified construction firm to perform the work identified in the RFP. Applicants must demonstrate experience with similar lake bank stabilization projects and the ability to deliver work in accordance with local, state, and federal environmental regulations. A key component of the project is the successful installation of erosion control and slope stabilization materials with minimal disturbance to existing vegetation and natural features. Among other requirements provided in the RFP Documents (defined below), Applicants must submit a proposal that addresses the following evaluation criteria: (1) qualifications and abilities of key personnel; (2) relevant experience, including similar projects and past performance; (3) a clear project approach outlining understanding of the scope and proposed methodology; (4) financial strength and any known liabilities; (5) certification as a Minority Business Enterprise (if applicable); (6) location of the firm's main and local offices; (7) a proposed schedule showing ability to meet deadlines; and (8) a detailed price proposal reflecting the scope of services and overall value. Incomplete responses may result in disqualification.</p>	<p>FIRST INSERTION</p> <p>The Board shall select and rank the Applicants using the requirements set forth in the evaluation criteria contained within the Project Manual and on file with the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and the highest ranked Applicant will be requested to enter contract negotiations. Notwithstanding the foregoing, please note that in order to be qualified, each Applicant must meet the following mandatory minimum qualifications: Applicants must (1) hold all required applicable state and federal, as applicable, professional licenses in good standing; (2) hold a current and active Florida corporate charter or be authorized to do business in the State of Florida; (3) Applicant will have completed three (3) projects similar in quality and scope with a minimum of \$1,000,000.00 in total volume contract cost within the last three (3) years; and (4) Applicant will have a minimum bonding capacity equal to the sum of their proposal from a Surety Company acceptable to the District. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue with the third highest ranked Applicant. Furthermore, the Board may choose to enter continuing contracts with multiple Applicants if tied for highest ranking. The successful Applicant will be required to execute a contract and submit performance and payment bonds within ten (10) calendar days of Notice of Award.</p>
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Notice of Public Meeting for Proposal Opening

A public meeting will be held on May 28, 2025, at 12:30 p.m. (EST) at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room) to open the timely-received proposals. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the timely-received proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 or (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.

Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on June 3, 2025, at 1:30 p.m. (EST) at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 or (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.

April 25, 2025 25-001623L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 5/13/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Damion Germain unit #00110; Edith Button unit #00194; Kelsey Stickel unit #00313; Brandy Stephenson unit #00330; Michael Cooper unit #00529 - 17 Glass Animal Aquariums, pet supplies; Josh Burns unit #3218; Josh Burns unit #3220. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Apr. 25; May 2, 2025 25-01565L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 5/13/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jane Baddoo unit #1102; Gary Hale unit #331; Gary Hale unit #332; Patrick Vaught unit #559; Jaquinta Mark unit #620; Anthony Rosado unit #625; Andrew Tuller unit #822. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Apr. 25; May 2, 2025 25-01564L

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

or email legal@businessobserverfl.com

--- PUBLIC SALES ---

FIRST INSERTION
PARKLANDS WEST COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2025
MEETINGS

The Board of Supervisors ("Board") of the Parklands West Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 1:00 p.m., at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135, on the following dates:

May 8, 2025
July 10, 2025
September 11, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 by calling (561) 571-0010 during normal business hours or by visiting the District's website, https://palmiracdds.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
April 25, 2025 25-01622L

FIRST INSERTION
NOTICE OF ACTION FOR
PETITION FOR DISSOLUTION
OF MARRIAGE WITH PROPERTY
AND MINOR CHILDREN
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR HENDRY COUNTY,
FLORIDA

**CASE NO.: 25-DR-70
DIVISION: FAMILY
IN RE: THE MARRIAGE OF:
MINDY PANIAGUA,
Petitioner/Wife, and
JUAN CARLOS LEON FIGUEROA,
Respondent/Husband.**
TO: JUAN CARLOS LEON FIGUEROA
LAST KNOWN ADDRESS: 15590 Ocean Walk Circle, Unit 106, Fort Myers, FL 33908

YOU ARE NOTIFIED that a Petition for Dissolution of Marriage with Property and Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on:

Jill E. Cabai, Esq.
Cabai Law Office, P.A.
P.O. Box 2096, LaBelle, FL 33975
on or before May 19, 2025, and file the original with the clerk of this Court at 25 E. Hickpooshee Ave, LaBelle, FL 33935 before service on the Cabai Law Office, P.A. 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: 04/22/2025
CLERK OF CIRCUIT COURT
(SEAL) By: C. Salgado
Deputy Clerk
eSigned: 04/22/2025 11:52:39 AM
Apr. 25; May 2, 9, 16, 2025

25-01613L

FIRST INSERTION
PARKLANDS LEE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2025
MEETINGS

The Board of Supervisors ("Board") of the Parklands Lee Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 1:15 p.m., or as soon thereafter as the matter may be heard, at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135, on the following dates:

May 8, 2025
July 10, 2025
September 11, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 by calling (561) 571-0010 during normal business hours or by visiting the District's website, https://palmiracdds.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
April 25, 2025 25-01619L

FIRST INSERTION
PUBLIC NOTICE OF SALE

PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 29th day of May, 2025 at 10:00 AM. Said property is iStorage, 708 Burnt St. Rd. N., Cape Coral, FL, 33993 County Christopher McCormick 5059 Bins TV Bike Christmas Tree Lamp Vacuum Bag Box; iStorage, 14150 N Cleveland Avenue, North Fort Myers, FL, 33903 Lee County Affordable Moving Service William 1720 Misc items. Christopher Linden 408 Misc items. Mark Gray 615 Misc items. NICOLE MOOREY 580 Misc items. Affordable Moving Service William 1500 Misc items. Affordable Moving Service William 1711 Misc items. Howard Hays 591 Misc items. Romell Gutierrez 608 Misc items. Tiffany Vandesande 1616 Misc items. Lisa Bright 1825 Misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Apr. 25; May 2, 2025 25-01606L

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

Tax Deed #:2024002573
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: 18-003854
Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 9 BLK 92 PB 15 PG 59 LOT 9 Strap Number 02-44-26-09-00092.0090
Names in which assessed: DELORES ROUSE, DELORES ROUSE LEWIS, INEZ WICK-ARD, LADORIS SMITH, MURIEL MYLER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jan. 17, 24, 31; Feb. 7; Mar. 28; Apr. 25, 2025 25-01560L

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

Tax Deed #:2025000087
NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 11-907
Year of Issuance 2022 Description of Property LOT 17, IN BLOCK 35, OF UNIT 4, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 15, PAGE 63, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-26-04-00035.0170
Names in which assessed: LA MEXICANA INC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01534L

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

Tax Deed #:2025000086
NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULTING LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-031902
Year of Issuance 2018 Description of Property LOT 46, BLOCK 796, UNIT 22, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 16, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C1-00796.0460
Names in which assessed: ROSE MIDGETT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01539L

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

Tax Deed #:2025000090
NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 13-184
Year of Issuance 2022 Description of Property LOT 9, BLOCK 8, LEHIGH ACRES, UNIT 1, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-26-01-00008.0090
Names in which assessed: KENNETH RICHARD CROZIER, KERISSA GITTENS ROBERTS, MARVIN ROBERTS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01536L

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

Tax Deed #:2025000089
NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 12-956
Year of Issuance 2022 Description of Property LOT 14, BLOCK 30, UNIT 5, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 30-44-26-05-00030.0140
Names in which assessed: MAURICIO M MARTINEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01535L

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

Tax Deed #:2025000105
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND 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: 19-028027
Year of Issuance 2019 Description of Property LOT 19, BLOCK 2654A, UNIT 38, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87-99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A190
Names in which assessed: L P FOEHL, LUTHER P FOEHL, MARY L FOEHL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01542L

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

Tax Deed #:2025000075
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: 21-006546
Year of Issuance 2021 Description of Property EAST HALF OF LOT 13, BLOCK 43, UNIT 11, SECTION 1, 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 3, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-44-27-11-00043.013B
Names in which assessed: ALLEN RADMER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01552L

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

Tax Deed #:2025000093
NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-89
Year of Issuance 2022 Description of Property LOTS 42 AND 43, BLOCK 2478, UNIT 36 PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C3-02478.0420
Names in which assessed: RAMON HERNANDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01541L

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

Tax Deed #:2025000101
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-034858
Year of Issuance 2020 Description of Property LOTS 20 AND 21, BLOCK 2601, CAPE CORAL UNIT 37, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-23-C2-02601.0200
Names in which assessed: WHITE STONE DEVELOPMENTS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01551L

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

Tax Deed #:2025000088
NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 22-270
Year of Issuance 2022 Description of Property LOT 7, BLOCK 27, UNIT 5, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 59, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 28-45-27-05-00027.0070
Names in which assessed: RUBY STEPHENS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01556L

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

Tax Deed #:2025000077
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: 19-957
Year of Issuance 2022 Description of Property LOT 20, BLOCK 60, UNIT 13, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 235, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-13-00060.0200
Names in which assessed: JAIME HUTCHINSON ARRIETA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01548L

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

Tax Deed #:2025000083
NOTICE IS HEREBY GIVEN that WSFS AS CUSTODIAN FOR ACT-LIEN HOLDING 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: 52-83
Year of Issuance 2022 Description of Property LOTS 25 AND 26, BLOCK 2171, UNIT 32, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE(S) 1 TO 13, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-43-24-C1-02171.0250
Names in which assessed: ANH THU HOANG NGUYEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01557L

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

Tax Deed #:2025000095
NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 81-61
Year of Issuance 2022 Description of Property LOTS 446 AND THE NORTH 1/2 OF LOT 445, AND LOTS 447 AND 448, BLOCK 11, RUSSELL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 25, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-25-03-00011.4460
Names in which assessed: EL PATRON LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 06/17/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 25; May 2, 9, 16, 2025 25-01559L

CHECK OUT YOUR
LEGAL NOTICES

123 456

Notes Done

floridapublicnotices.com

LV20890_V2

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.

18

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-1154
IN RE: ESTATE OF
ALAN F. CASEY,
Deceased.

The administration of the estate of ALAN F. CASEY, deceased, File Number 25-CP-1154 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of decedent, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (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.

The date of the first publication of this Notice is April 25, 2025.

JEFFREY J. CASEY
Personal Representative
PHILLIP A. ROACH
Attorney for Personal Representative
Fla Bar No. 0765864
28179 Vanderbilt Drive, Suite 1
Bonita Springs, Florida 34134
239-992-0178
Apr. 25; May 2, 2025 25-01575L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001028
IN RE: ESTATE OF
LINDA LEE CURRY,
Deceased.

The administration of the estate of LINDA LEE CURRY, 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 P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 25, 2025.

Personal Representative:
John O'Donnell
Attorney for Personal Representative:
John A. Williams, Esq.
Florida Bar No. 0486728
The Law Offices of John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0442
Fax (813) 210-8514
E-Mail: john@johnawilliamslaw.com
Secondary E-Mail:
ms@johnawilliamslaw.com
Secondary E-Mail:
service@johnawilliamslaw.com
Apr. 25; May 2, 2025 25-01618L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001189
IN RE: ESTATE OF
CAROL WILSON
Deceased.

The administration of the estate of CAROL WILSON, deceased, whose date of death was March 7, 2025; File Number 25-CP-001189, 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 25, 2025.

DENNIS R. WILSON
SUSAN K. CROWLEY
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
Apr. 25; May 2, 2025 25-01562L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP000592
Division P(7)
IN RE: ESTATE OF
THOMAS M. O'DONNELL A/K/A
THOMAS MARTIN O'DONNELL
A/K/A REVEREND THOMAS M.
O'DONNELL
Deceased.

The administration of the estate of Thomas M. O'Donnell a/k/a Thomas Martin O'Donnell a/k/a Reverend Thomas M. O'Donnell, deceased, whose date of death was August 5, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 25, 2025.

Personal Representative:
John O'Donnell
Attorney for Personal Representative:
John A. Williams, Esq.
Florida Bar No. 0486728
The Law Offices of John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0442
Fax (813) 210-8514
E-Mail: john@johnawilliamslaw.com
Secondary E-Mail:
ms@johnawilliamslaw.com
Secondary E-Mail:
service@johnawilliamslaw.com
Apr. 25; May 2, 2025 25-01595L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001190
IN RE: ESTATE OF
RENDALL WILSON
Deceased.

The administration of the estate of RENDALL WILSON, deceased, whose date of death was March 10, 2025; File Number 25-CP-001190, 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 25, 2025.

DENNIS R. WILSON
SUSAN K. CROWLEY
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
Apr. 25; May 2, 2025 25-01574L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-980
IN RE: ESTATE OF
GAIL MARIE HARRIS
a/k/a GAIL M. HARRIS,
Deceased.

The administration of the estate of Gail Marie Harris a/k/a Gail M. Harris, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 25, 2025.

Susan E. McCorry
Personal Representative
311 Forest Glen Drive
Hilton, NY 14468
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
Apr. 25; May 2, 2025 25-01590L

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000122
Division Probate
IN RE: ESTATE OF
Theresa Ann Hogan,
a/k/a Theresa A. Hogan,
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 Theresa Ann Hogan, a/k/a Theresa A. Hogan, deceased, File Number 25-CP-000122; by 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, Mailing address: PO Box 9346, Fort Myers, FL 33908; that the decedent's date of death was September 8, 2015; that the total value of the estate is \$93,452.08 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Creditors: NONE
Beneficiaries:
Elizabeth P. Hogan
6 Tafel Court
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 25, 2025.

Person Giving Notice:
/c/Christine M. Ferreira
Christine M. Ferreira
Personal Representative
10041 Spicebush Lane
Fort Myers, FL 33913
Attorney for Person Giving Notice:
/s/Mark Martella
Mark Martella, Esq.
Attorney for Petitioners
Florida Bar No. 024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Phone: 941-867-6865
Fax: 941-867-8949
Primary: mark@martellalaw.com
Secondary: tara@martellalaw.com
Apr. 25; May 2, 2025 25-01602L

FIRST INSERTION

NOTICE TO CREDITORS

The administration of the Estate of TIMOTHY RAY SCARBERRY, deceased, whose date of death was July 30, 2024, File Number 25-CP-674, 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 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 within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME 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 the decedent's estate must file their claims within this Court WITHIN THREE 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 the first publication of this Notice is April 25, 2025.

Lona H. Scarberry
Personal Representative
1516 Palmetto Ave.,
Lehigh Acres, FL 33972
RICHARD M. MARCHEWKA, ESQ.,
attorney for the Personal
Representative,
Florida Bar Number 0603120
1601 Jackson Street, Suite 203
Fort Myers, FL 33901
(239) 337-1777
Apr. 25; May 2, 2025 25-01603L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1214
Division: Probate
IN RE: ESTATE OF
CLAUDE A. CRASS
Deceased.

The administration of the estate of Claude A. Crass, 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 is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 25, 2025.

Personal Representative:
Jeffrey G. Cory
15010 Shell Point Blvd.
Fort Myers, Florida 33908
Attorney for Personal Representative:
Michael B. Hill, Attorney
Florida Bar Number: 547824
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: hill@sbshlaw.com
Secondary E-Mail:
bmerhige@sbshlaw.com
Apr. 25; May 2, 2025 25-01596L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-968
Division Probate
IN RE: ESTATE OF
DONALD A. IWANIEC A/K/A
DONALD ADAM IWANIEC
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Donald A. Iwaniec a/k/a Donald Adam Iwaniec, deceased, File Number 25-CP-968, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902; that the decedent's date of death was October 27, 2024; that the total value of the estate is \$1,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Robert Iwaniec
3507 NW 14th Terrace,
Cape Coral, FL 33993
David Burgess
805 Sparks Tree,
Chesapeake, VA 23322
Vickie Rose a/k/a Vicky Rose
4352 Country Club Blvd,
Cape Coral, FL 33904
Donna. Davy
703 Brown St,
Zanesville, OH 43701
Penny Ayres
3058 Wister Circle,
Valrico, FL 33596
Lori Iwaniec
10461 Towncenter River Lane,
Apt 305
Riverview, FL 33578
Donald A. Iwaniec, II
38616 R E Leeway lot 297,
Zephyrhills, FL 33540
Patrick Iwaniec
1618 Braman Ave,

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-000811
IN RE: ESTATE OF
DIANA ANDRESS
Deceased.

The administration of the estate of DIANA ANDRESS deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, 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 Section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against 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 25, 2025.

Personal Representative:
SUSAN DE GROOT
2041 King Tarpon Drive
Punta Gorda, FL 33955
Attorney for Personal Representative
Mary E. Trask
Florida Bar Number: 10927
Trask Law
16500 Burnt Store Road
Suite A-104
Punta Gorda, FL 33955
Telephone: (941) 655-8003
Fax: (239) 244-8563
E-mail: metesq@yahoo.com
Secondary Email:
trasklaw@gmail.com
Apr. 25; May 2, 2025 25-01611L

--- ESTATE ---

FIRST INSERTION	
NOTICE TO CREDITORS The administration of the Estate of STELLA KATHRYN HALL,, deceased, whose date of death was October 30, 2023, File Number 25-CP-818, 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 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 within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME 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 the decedent's estate must file their claims within this Court WITHIN THREE 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 the first publication of this Notice is April 25, 2025. Roger Dale Hall Personal Representative 625 NW 28th Terrace, Cape Coral, FL 33993 RICHARD M. MARCHEWKA, ESQ., attorney for the Personal Representative, Florida Bar Number 0603120 1601 Jackson Street, Suite 203 Fort Myers, FL 33901 (239) 337-1777 Apr. 25; May 2, 202525-01604L	

FIRST INSERTION	
NOTICE TO CREDITORS The administration of the Estate of KAREN ANN BROOKOVER, deceased, whose date of death was March 31, 2024, File Number 25-CP-918, 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 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 within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME 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 the decedent's estate must file their claims within this Court WITHIN THREE 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 the first publication of this Notice is April 25, 2025. Blake P. Hampton, Personal Representative 8931 Conference Drive, Unit 2, Ft. Myers, FL 33919 RICHARD M. MARCHEWKA, ESQ., attorney for the Personal Representative, Florida Bar Number 0603120 1601 Jackson Street, Suite 203 Fort Myers, FL 33901 (239) 337-1777 Apr. 25; May 2, 202525-01605L	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-000781 Division: Probate IN RE: ESTATE OF JON F. EWALD aka JON EWALD Deceased. The administration of the estate of JON F. EWALD aka JON EWALD, deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for Hillsborough 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 25, 2025. Personal Representative: JO A. NOVOTNY 11368 Sunray Drive Bonita Springs, FL 34135 Attorney for Personal Representative: Angela M. Tormey, Esq. Attorney for Petitioner Florida Bar Number: 1010466 1070 Bloomingdale Avenue Valrico, Florida 33596 Telephone: 813-445-8178 E-Mail: angela@acemavenlegal.com Apr. 25; May 2, 202525-01617L	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001245 Division Probate IN RE: ESTATE OF MARY ANN GEIB, Deceased. The administration of the estate of Mary Ann Geib, 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, 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 25, 2025. Personal Representative: Richard Gail Geib 9720 Sea Turtle Terrace, #101 Bradenton, FL 34212 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 Apr. 25; May 2, 202525-01610L	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000530 IN RE: ESTATE OF SANDRA JANE WATKINS, Deceased. The administration of the estate of SANDRA JANE WATKINS, Deceased, whose date of death was October 15, 2024, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. 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 25, 2025. SHERRY MAYSZAK, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com Apr. 25; May 2, 202525-01609L	
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-CA-013526 Freedom Mortgage Corporation Plaintiff, vs. Rebeca Estevez; Juan C. Vargas Barrio; Unknown Spouse of Juan C. Vargas Barrio Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale entered in Case No. 23-CA-013526 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Rebeca Estevez; Juan C. Vargas Barrio; Unknown Spouse of Juan C. Vargas Barrio are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.lee.realforeclose.com, beginning at 09:00 AM on the 17th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 79, UNIT 17, GREENBRIAR, SECTION 4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27, 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 in accordance with Florida Statutes, Section 45.031. Dated this day of 04/17/2025 Kevin Karnes As Clerk of the Court (SEAL) By: NWrightAngad As Deputy Clerk BROCK & SCOTT, PLLC 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 23-F02314 Apr. 25; May 2, 202525-01567L	

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 36-2022-CA-000685 Division G U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs. SHERYL VANDERBERG A/K/A SHERYL VANDENBERG, GLADIOLUS PRESERVE HOMEOWNERS ASSOCIATION, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITIBANK FEDERAL SAVINGS BANK, SUNCOAST CREDIT UNION, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 16, 2023, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as: LOT 61, GLADIOLUS PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE(S) 58 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. and commonly known as: 9010 GLADIOLUS PRESERVE C, FT MYERS, FL 33908; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [x] www.lee.realforeclose.com on JUNE 5, 2025 at 9:00 am. Any persons 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 04/17/2025, Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: N WrightAngad Deputy Clerk Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 318000/1912522/wll Apr. 25; May 2, 202525-01570L	
FIRST INSERTION	
RE-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-000313 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. NIKI MARIE GONZALEZ et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order to Cancel and Reset the Foreclosure Sale entered on April 17, 2025 and the Final Judgment of Foreclosure entered on August 22, 2024, in Case No. 24-CA-000313 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and NIKI MARIE GONZALEZ , UNKNOWN TENANT #1 N/K/A JESUS GONZALEZ and AVERY'S BRICKS N STICKS CONSTRUCTION INC. DBA RIGHT WAY ROOFING 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 17th day of July, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOTS 82 AND 83, BLOCK 2772, CAPE CORAL UNIT 40, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 3018 NW 2ND PL, CAPE CORAL, FL 33993 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: 04/17/2025 Kevin Karnes Clerk of Court, Lee County (SEAL) By: N WrightAngad 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 Apr. 25; May 2, 202525-01573L	

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24-CA-005631 WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF ALTHEA TOMLINS; ASCENTUM CAPITAL LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALEXANDER MOORE; JOZIAH MOORE; ORLANDO L. MOORE; ALEXIS NATALIA MOORE; JAYLENA MOORE; ORYANA MOORE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), 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 AM on the 26 day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 5 AND 6, BLOCK 2645,	

CAPE CORAL UNIT 38, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 1117 NW 6TH AVENUE, CAPE CORAL, FL 33993 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 04/21/2025. KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: N WrightAngad Deputy Clerk Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02079 Apr. 25; May 2, 202525-01587L	
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FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 2024 CA 001892 MBM PL Pension Trust, Plaintiff, vs. The Buying Company, LLC, Jack C. Alexander Jr., Heritage Farms Property Association, Inc., Defendants. Notice is hereby given that pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated April 10, 2025, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on June 12, 2025 the following described property: LOT 2, HERITAGE FARMS, UNIT 2, FIRST ADDITION, UNRECORDED DESCRIBED AS FOLLOWS: A TRACT OR PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE EAST QUARTER CORNER OF SAID SECTION 34, RUN WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 1,326.65 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34; THENCE WEST ALONG SAID NORTH LINE OF THE SE 1/4 871.65 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, FROM THE POINT OF BEGINNING CONTINUE	
WEST ALONG THE NORTH LINE OF SAID SE 1/4 190.00 FEET; THENCE SOUTH 13 DEGREES 28' 38" EAST 259.62 FEET TO THE NORTHERLY RIGHT OF WAY OF A 60 FOOT ROAD AND THE P.C. OF A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 90 FEET, A DELTA OF 13 DEGREES 28' 38", AN ARC OF 21.17 FEET AND A CHORD BEARING OF NORTH 83 DEGREES 15' 41" EAST; THENCE EASTERLY ALONG SAID ARC, SAID NORTHERLY RIGHT OF WAY, 21.17 FEET TO THE P.C. OF SAID CURVE; THENCE EAST ALONG SAID NORTHERLY RIGHT OF WAY SAID 60 FOOT ROAD 108.40 FEET; THENCE NORTH 0 DEGREES 01' 38" EAST 250.00 FEET TO THE POINT OF BEGINNING.	
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. 04/17/2025 Kevin C. Karnes Clerk of Court (SEAL) N WrightAngad Dated on April 16, 2025 By: Scott D. McKay McKay Law Firm, P.A., Plaintiffs' Counsel 1904 Manatee Avenue W., Suite 300 Bradenton, FL 34205 941-251-4951 Apr. 25; May 2, 202525-01568L	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-001238 Division: Probate IN RE: ESTATE OF GEORGE J. A. MAGNANT, Deceased. The administration of the Estate of George J. A. Magnant, deceased, whose date of death was January 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 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-	
ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 ~ 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211. The date of first publication of this Notice is April 25, 2025. Personal Representatives: Charles D. Magnant 12184 Old Ridge Rd., Doswell, VA 23047 FineMark National Bank & Trust By: Read Sawcyn, Sr. Vice President 8695 College Pkwy., Suite 100 Fort Myers, FL 33919 Attorney for Personal Representatives: Kevin A. Kyle Attorney for Personal Representatives Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevin@kyle@gskattorneys.com 01052922.DOC/1 Apr. 25; May 2, 202525-01594L	

ACTIONS / SALES

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 24-CC-6477

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2025, and entered in Case No. 24-CC-6477 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein DAVIS WOODS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and RECKLESS Abandon Investments, LLC are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 15th day of May, 2025 the following described property as set forth in said Final Judgment, to wit:

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

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

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

DATED this day of 04/22/2025

KEVIN C. KARNES,

as Clerk of said Court

(SEAL) By: N WrightAngad

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:

cocoservicemail@beckerlawyers.com

D03409/420315/26608206

Apr. 25; May 2, 2025

25-01616L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-000564

FIFTH THIRD BANK N.A., Plaintiff, vs. SONIA J MAIR, et al., Defendant.

To: MICHAEL SEWELL, 7221 TROPICANA ST., HOLLYWOOD, FL 33023

UNKNOWN SPOUSE OF MICHAEL SEWELL, 7221 TROPICANA ST., HOLLYWOOD, FL 33023

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering real and personal property described as follows, to wit:

LOT 3 AND 4, BLOCK 4932, UNIT 74, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGES 111 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demand in the Complaint.

WITNESS my hand and seal of said-Court on the 17th day of April, 2025.

Kevin C. Karnes

CLERK OF COURT OF LEE COUNTY

As Clerk of the Court

(SEAL) BY: K. Harris

Deputy Clerk

Submitted by:

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com

24-10653FL

Apr. 25; May 2, 2025

25-01572L

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. 23-CA-13456

CNC GROUP, LLC, a Florida Limited Liability Company Plaintiff, vs. AISLING HOME PARTNERS, LLC, a California limited liability company, DISTINCTIVE DWELLINGS, LLC, a Utah limited liability company, ALMA BORCUK, LEGAL OWNER VIA NON-TRUST CUSTODIAL IRA WITH AET, and AKIN CONTEXTUALRESEARCH, LTD, a Nevada corporation Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 14th day of April, 2025, and entered in Case No.: 23-CA-13456, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein CNC GROUP, LLC, a Florida limited liability company, is the Plaintiff and AISLING HOME PARTNERS, LLC, a California limited liability company, DISTINCTIVE DWELLINGS, LLC, a Utah limited liability company, ALMA BORCUK, LEGAL OWNER VIA NON-TRUST CUSTODIAL IRA WITH AET, and AKIN CONTEXTUAL RESEARCH, LTD, a Nevada 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 17th day of July, 2025, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block B, PINE ISLAND CENTER UNIT 2, according to the plat thereof as recorded in Plat Book 9, Page 120, of the Public Records of Lee County, Florida.

Parcel ID No. 28-44-22-02-0000B.0050

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 22 day of April, 2025.

KEVIN C. KARNES

Clerk of the Court

(SEAL) By: N WrightAngad

Deputy Clerk

Frank J. Aloia, Jr., Esq.

Michael A. Camadeco, Esq.

Ryan P. Dugan, Esq.

Apr. 25; May 2, 2025

25-01615L

FIRST INSERTION

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

CASE NO. 25-CC-001949

APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the Florida No. 7823 Land Trust Plaintiff, v. JAMES P. CARPURSO and CAROL J. CARPURSO, Defendant.

To: JAMES P. CARPURSO and CAROL J. CARPURSO, whose residence is unknown.

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

The North 130.00 feet of the West 162.00 feet of Lot 11, Block 57, SUNCOAST ESTATES, an unrecorded subdivision, according to the plat thereof, as recorded in Official Records Book 32, Page 528, of the public Records of Lee County, Florida.

Parcel identification Number: 25-43-24-03-00057.011B

More commonly known as: 7823 Marx Dr, North Fort Myers, FL 33917

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within 30 days from first date of publication upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 12307 SW 143rd Ln, Miami, FL 33186-6026 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 Amended Complaint.

DATED this 21 day of April, 2025.

Kevin C. Karnes

CLERK OF THE COURT

(SEAL) By: K. Shoop

Deputy Clerk

Vestalia Aylsworth, Esq.,

Plaintiff's attorney,

12307 SW 143rd Ln,

Miami, FL 33186-6026

Apr. 25; May 2, 2025

25-01598L

FIRST INSERTION

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

CIVIL ACTION

CASE NO.: 2023-CA-007397

HOMEBRIDGE FINANCIAL SERVICES, INC., Plaintiff, vs. MICHAEL A. FEE FKA ALAN MICHAEL FEE NKA MICHAEL ALAN FEE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 15, 2025, and entered in Case No. 2023-CA-007397 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Homebridge Financial Services, Inc., is the Plaintiff and Michael A. Fee fka Alan Michael Fee nka Michael Alan Fee, Casi J. Strader aka Casi Jean Strader, are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 26th day of June, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

NORTH ONE-HALF (N 1/2) OF LOT 2 AND NORTH ONE-HALF (N 1/2) OF LOT 3, BLOCK 62, UNIT 22, LEE-LAND HEIGHTS, SECTION 32, 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 DEED BOOK 256. PAGE 580, AND IN PLAT BOOK 15, PAGE 46, BOOK 20, PAGE 2, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

A/K/A 602 HARRISON DR LEHIGH ACRES FL 33936

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

Dated in Lee County, Florida this day of 04/21/2025

Kevin C. Karnes

Clerk of the Circuit Court

Lee County, Florida

(SEAL) By: N WrightAngad

Deputy Clerk

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

CT - 23-003945

Apr. 25; May 2, 2025

25-01588L

FIRST INSERTION

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

CASE NO: 24-CC-002004

PEBBLE BEACH AT LAGUNA LAKES ASSOCIATION, INC., Plaintiff(s), vs. JAMES MANLEY; RICHARD MANLEY, et al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Summary Judgment of Foreclosure, entered April 8, 2025, in the above styled cause, in the County Court of Lee County Florida, the Clerk of Court will sell to the highest and best bidder the following described property in accordance with Section 45.031 of the Florida Statutes:

Unit 203, Building L, PEBBLE BEACH AT LAGUNA LAKES, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4211, Page 4187, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements.

for cash in an Online Sale at https://lee.realforeclose.com beginning at 09:00 AM on May 8, 2025.

Any person claiming an interest in the surplus from the same, 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 the 17th day of April, 2025.

04/21/2025

Kevin C. Karnes

Clerk of Court

(SEAL) N WrightAngad

/s/ Jacob Bair

Jacob Bair, Esq.

Florida Bar: No. 0071437

Primary Email: jbair@blglawfl.com

Secondary Email: service@blglawfl.com

BLG Association Law, PLLC

301 W. Platt St. #375

Tampa, FL 33606

Phone: (813) 379-3804

Attorney for: PLAINTIFF

Apr. 25; May 2, 2025

25-01589L

FIRST INSERTION

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

CASE NO.: 25-CA-001370

HOMESTEAD ASPIRATIONS LLC, Plaintiff, v. JAMES L. MACINDOE, ANNE R. MACINDOE, THE ESTATE OF JAMES L. MACINDOE, THE ESTATE OF ANNE R. MACINDOE, UNKNOWN HEIRS OF JAMES L. MACINDOE AND UNKNOWN HEIRS OF ANNE R. MACINDOE, Defendants.

TO: JAMES L. MACINDOE

3109 45TH ST W

LEHIGH ACRES, FLORIDA 33971

ANNE R. MACINDOE

3109 45TH ST W

LEHIGH ACRES, FLORIDA 33971

TH ESTATE OF JAMES L. MACINDOE

3109 45TH ST W

LEHIGH ACRES, FLORIDA 33971

UNKNOWN HEIRS OF JAMES L. MACINDOE

3109 45TH ST W

LEHIGH ACRES, FLORIDA 33971

UNKNOWN HEIRS OF ANNE R. MACINDOE

3109 45TH ST W

LEHIGH ACRES, FLORIDA 33971

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

THE FOLLOWING DE-

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-001510

Wells Fargo Bank, N.A. 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 Mary D. Foley a/k/a Mary Dellarita Foley, Deceased; et al. 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 Mary D. Foley a/k/a Mary Dellarita Foley, 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 G40, THE RESORT ON CAREFREE BOULEVARD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE(S) 39 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

FIRST INSERTION

RE-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-000125

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. NICHOLAS OCHS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LONNA M. REMSEN, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to The Order Resetting Foreclosure Sale entered on April 16, 2025, and the Final Judgment of Foreclosure entered on July 25, 2024, in Case No. 24-CA-000125 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and NICHOLAS OCHS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LONNA M. REMSEN; DANIEL CAVANAUGH; WHISPERWOOD I HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN HEIRS OF LONNA M. REMSEN 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 17th day of July 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNIT 11-B, WHISPERWOOD I TOWNHOMES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE

FIRST INSERTION

SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 3, BLOCK 42, UNIT 5, 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 TH E CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 63, 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 June 2, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on 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 22nd day of April, 2025.

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: K. Harris

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. 25; May 2, 9, 16, 2025

25-01614L

FIRST INSERTION

FLORIDA.

TOGETHER WITH THAT CERTAIN 2003 MERT DOUBLE WIDE MOBILE HOME HAVING ID# FLHMBT172049434A WITH TITLE# 89431082 AND ID# FLHMBT172049434B WITH TITLE# 89431154.

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 04/17/2025.

Kevin C. Karnes

As Clerk of the Court

(SEAL) By K. Harris

As Deputy Clerk

Julie York Esquire,

Brock & Scott, PLLC.,

the Plaintiff's attorney,

4919 Memorial Hwy, Suite 135,

Tampa, FL 33634

File # 25-F00293

Apr. 25; May 2, 2025

25-01566L

FIRST INSERTION

SOUTHWEST CORNER OF LOT 8, WHISPERING PINES, PHASE 2, PLAT BOOK 33, PAGE 19, A SUBDIVISION IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: THENCE EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 8, FOR 103.28 FEET; THENCE NORTH FOR THE 18.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH FOR 40.0 FEET; THENCE EAST FOR 18.06 FEET; THENCE SOUTH FOR 40.0 FEET; THENCE WEST FOR 18.06 FEET TO THE POINT OF BEGINNING. Also known as 13446 Heald Ln, 11B, Fort Myers, FL 33908.

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: 04/17/2025

Kevin Karnes

Clerk of Court, Lee County

(SEAL) By: N WrightAngad

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

Apr. 25; May 2, 2025

25-01569L

FIRST INSERTION

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

Case Number: 2024-CA-008153

IN RE: FORFEITURE OF: \$5,553.00 (Five Thousand, Five Hundred Fifty-Three Dollars) in U.S. Currency

TO: Thelma Rhudine Simmons

Last known Address: 15320 Straight Street Fort Myers, FL 33908

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described currency by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses within 30 days on Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive Tampa, FL 33612. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this 22nd day of April 2025.

Kevin C. Karnes

Clerk of Court

(SEAL) K. Harris

Deputy Clerk

Angeline Attila,

Assistant General Counsel,

Department of Highway Safety and Motor Vehicles,

11305 N. McKinley Drive

Tampa, FL 33612

Apr. 25; May 2, 9, 16, 2025

25-01599L

FIRST INSERTION

NOTICE OF ACTION (Constructive Service) IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA

CASE NO.: 24-CA-006905

TERRENAS, LLC, A Florida limited liability company Plaintiff, v. BERNARD HANSEN Defendant.

To: Bernard Hansen

3170 N. Sheridan Rd, Unit #907

Chicago, IL 60657

YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written answer and defenses, if any, to it on STEVEN M. LIBERTY, ESQ., attorney for Plaintiff, TERRENAS, LLC, whose address is Nexterra Law, 555 Washington Ave, Ste #350, Miami Beach, FL 33139, and file the original with the Clerk of this Court at 1700 Monroe St, Fort Myers, FL 33901, on or before June 2, 2025, 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.

WITNESS my hand and the seal of said court at Lee County, Florida, on this 22nd day of April, 2025.

Clerk Name: Kevin C. Karnes

As clerk, Circuit Court

Lee County, Florida

(SEAL) By: K. Harris

As Deputy Clerk

STEVEN M. LIBERTY, ESQ.,

attorney for Plaintiff,

TERRENAS, LLC,

Nexterra Law,

555 Washington Ave, Ste #350,

Miami Beach, FL 33139

Apr. 25; May 2, 9, 16, 2025

25-01601L

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

1:23

100%

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Q What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Q Who benefits from legal notices?

A 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.

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

--- ACTIONS / SALES ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION (Constructive Service) IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-006908 TERRENAS, LLC, A Florida limited liability company Plaintiff, v. RAMON CRESPO and DOLLENE D. CRESPO, husband and wife Defendant. To: Ramon Crespo 5420 Struthers Rd SE Winter Haven, FL 33884 YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written answer and defenses, if any, to it on STEVEN M. LIBERTY, ESQ., attorney for Plain- tiff, TERRENAS, LLC, whose address is Nexterra Law, 555 Washington Ave, Ste #350, Miami Beach, FL 33139, and file the original with the Clerk of this Court at 1700 Monroe St, Fort Myers, FL 33901, on or before June 2, 2025, 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. WITNESS my hand and the seal of said court at Lee County, Florida, on this 22nd day of April, 2025. Clerk Name: Kevin C. Karnes As clerk, Circuit Court Lee County, Florida (SEAL) By: K. Harris As Deputy Clerk STEVEN M. LIBERTY, ESQ., attorney for Plaintiff, TERRENAS, LLC, Nexterra Law, 555 Washington Ave, Ste #350, Miami Beach, FL 33139 Apr. 25; May 2, 9, 16, 2025 25-01600L		NOTICE OF FORECLOSURE SALE #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA. CASE No. 23-CA-007723 BANK OF AMERICA, N.A., PLAINTIFF, VS. JAMES B. ILTIS, SR., ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 20, 2024, in the above ac- tion, I will sell to the highest bidder for cash at Lee County, Florida, on June 26, 2025, at 09:00 AM, at www.lee. realforeclose.com for the following de- scribed property: LOT(S) 51 & 52, BLOCK 1220 OF CAPE CORAL UNIT 19, AS RECORDED IN PLAT BOOK 13, PAGE 133 ET SEQ., 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. The Court, in its discretion, may en- large the time of the sale. Notice of the changed time of sale shall be published as provided herein. Date: 04/21/2025 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N WrightAngad Deputy Clerk of the Court Prepared by: Tromberg, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 23-000552/23-CA-00772 3/BOA Apr. 25; May 2, 2025 25-01593L	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-000564 FIFTH THIRD BANK N.A., Plaintiff, vs. SONIA J MAIR, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PART- IES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ES- TATE OF ERICA A. SEWELL A/K/A ERICA AGATHA SEWELL A/K/A ERICA SEWELL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an ac- tion for Foreclosure of Mortgage on the following described property: LOT 3 AND 4, BLOCK 4932, UNIT 74, CAPE CORAL SUB- DIVISION, ACCORDING TO THE PLAT THEREOF, RE- CORDED IN PLAT BOOK 22, PAGES 111 THROUGH 131,	INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you writ- ten defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Col- lins, Attorney for Plaintiff, whose ad- dress is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or im- mediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint WITNESS my hand and seal of this Court this 17th day of April, 2025. Kevin C. Karnes CLERK OF COURT OF LEE COUNTY (SEAL) By K. Harris Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-10653FL Apr. 25; May 2, 2025 25-01571L



Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

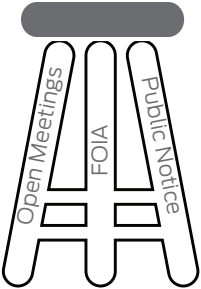
Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
[Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice Email:
legal@businessobserverfl.com

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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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](https://legals.businessobserverfl.com)

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

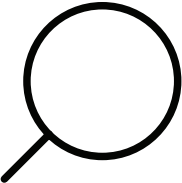


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

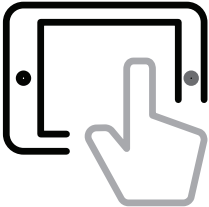
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



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SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH 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

FOURTH 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

FOURTH 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

THIRD 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

THIRD 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

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Business Observer

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--- ESTATE / ACTION / SALES ---			
THIRD INSERTION		SECOND INSERTION	
<p>NOTICE OF ACTION: CONSTRUCTIVE SERVICE - PROPERTY</p> <p>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO: 24-CA-007184</p> <p>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.</p> <p>STATE OF FLORIDA: COUNTY OF LEE:</p> <p>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</p>		<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>CASE NO. 25-CP-1210</p> <p>IN RE: ESTATE OF GIROLAMO JAMES RALLO, A/K/A JAMES RALLO Deceased.</p> <p>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.</p> <p>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</p>	
<p>Loal Clark, 37160 N IL Route 59, Lake Villa, IL 60046 / 607 Parma Drive, 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</p> <p>YOU ARE NOTIFIED that an action to quiet title to the following properties in LEE County, Florida:</p> <p>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</p> <p>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</p>		<p>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</p> <p>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.</p> <p>Dated: 04/09/2025</p> <p>KEVIN C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K. Harris DEPUTY CLERK</p> <p>The Dollar Law Firm, PA 8400 NW 36th St. Suite 450 Doral, FL 33166 jdollar@lawdollar.com Apr. 11, 18, 25; May 2, 2025</p> <p>25-01430L</p>	
THIRD INSERTION		SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE No.: 24-CA-007804</p> <p>SUKHA ENTERTAINMENT LLC, a Florida Limited Liability Company, and HANISET RODRIGUEZ, an individual, Plaintiffs, v.</p> <p>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.</p> <p>Defendant, Georgina Viera, whose last known address is: 1242 SW Pine Island</p>		<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-000863</p> <p>JOSEPH A. PASCARELLA, as Trustee of the JOSEPH A. PASCARELLA DECLARATION OF TRUST, dated November 7, 2006, as amended, Plaintiff, vs.</p> <p>FRANCIS P. MARTINO, PAUL S. MARTINO, ANGELA M. PASCARELLA, deceased, and ALL OTHER UNKNOWN PARTIES, Defendants.</p> <p>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</p>	
<p>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.</p> <p>This notice shall be published once each week for four consecutive weeks in Business Observer newspaper.</p> <p>WITNESS my hand and the seal of said court at Lee County, Florida on this date 04/09/2025.</p> <p>Kevin C. Karnes</p>		<p>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</p> <p>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</p> <p>25-01433L</p>	
THIRD INSERTION		THIRD INSERTION	
<p>THIRD INSERTION</p> <p>NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND RELATIVE ADOPTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>DOMESTIC RELATIONS</p> <p>CASE No. 24-DR-8142</p> <p>IN RE: The Adoption of AUBREY NICOLE NEAL, Adoptee.</p> <p>TO: Alexander Neal, III 4395 Colonial Blvd., #210, Fort Myers, FL</p> <p>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.</p> <p>The minor child is identified as follows:</p> <p>A.N.N. Born August 13, 2013, in Cape Coral, Florida.</p> <p>Physical description of Respondent:</p> <p>Age: 37 Approximate height: 6'02" Race: Black Approximate weight: 215 lbs. Hair color: Black Eye color: Brown</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: 04/08/2025</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman {Deputy Clerk}</p> <p>Apr. 11, 18, 25; May 2, 2025</p> <p>25-01418L</p>		<p>THIRD INSERTION</p> <p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</p> <p>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE No: 25-DR-002378</p> <p>Richard Raymond Colon, Petitioner, and Krystal Smart, Respondent,</p> <p>TO: Krystal Smart 314 Blackshear Dr Panama City FL 32404</p> <p>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.</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: 04/02/2025</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk</p> <p>IF A NONLAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS BELOW:</p> <p>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.</p> <p>Apr. 11, 18, 25; May 2, 2025</p> <p>25-01383L</p>	
<p>THIRD INSERTION</p> <p>NOTICE OF ACTION OF PETITIONER'S PETITION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD AND OTHER RELIEF.</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>FAMILY DIVISION</p> <p>CASE NO.: 24-DR-5649</p> <p>IN RE: THE MARRIAGE OF: KRISTEN MICHELLE DELLIVENIRI Petitioner, and PHILLIP ANTHONY DELLIVENIRI Respondent.</p> <p>TO: Philip Anthony Delliveniri 8 Philip Lane Arden, NC 28704</p> <p>Physical Description: Age: 38; Race: Caucasian; Hair Color: Brown; Height: 5'10"; Date of Birth: June 22, 1986</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: 04/03/2025</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk</p> <p>Apr. 11, 18, 25; May 2, 2025</p> <p>25-01408L</p>		<p>THIRD INSERTION</p> <p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 25-CA-000752</p> <p>NATIONSTAR MORTGAGE LLC, Plaintiff, vs.</p> <p>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).</p> <p>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.</p> <p>Last Known Address: Unknown Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:</p> <p>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</p>	
<p>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</p> <p>25-01519L</p>		<p>November 7, 2006, as amended, Complaint to Quiet Title to Real Property ("Complaint") filed in this action:</p> <p>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:</p> <p>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,</p> <p>Folio ID: 10377257.</p> <p>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 Fitzpatrick, 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.</p> <p>Dated on 04/16/2025.</p> <p>Kevin C. Karnes CLERK OF CIRCUIT COURT (SEAL) By: K. Harris Deputy Clerk</p> <p>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</p> <p>25-01529L</p>	
<p>THIRD INSERTION</p> <p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO.: 24-CA-005984</p> <p>NATIONSTAR MORTGAGE, LLC PLAINTIFF, VS. JAMES T. CRUMITY ET AL., DEFENDANTS.</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>Dated this day of 04/15/2025.</p> <p>Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N. Watson Deputy Clerk</p>		<p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Harris Deputy Clerk</p> <p>Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 24-032240 April 18, 25, 2025</p> <p>25-01524L</p>	

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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA</div> <div>PROBATE DIVISION</div> <div>Case No. 2024-CP-000764</div> <div>IN RE: THE ESTATE OF ANN MARIE DUNN, deceased</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div>Personal Representative: Dawn Ann Scifo</div> <div>Attorney for Personal Representative: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL Bar # 164247</div> <div>April 18, 25, 202525-01466L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>CASE NO. 25-CP-1075</div> <div>IN RE: ESTATE OF WALTER FRANCIS GRIFFIN, JR., Deceased.</div> <div>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 of which 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.</div> <div>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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The first publication of this notice is April 18, 2025.</div> <div>JEANNE GRIFFIN VAUGHN Personal Representative</div> <div>/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</div> <div>April 18, 25, 202525-01469L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>FILE NO. 25-CP-827</div> <div>IN RE: ESTATE OF LORETTA TRAWINSKI, Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div>Marta Ann Trawinski Personal Representative</div> <div>355 15th Avenue NE Hickory, NC 28601</div> <div>Attorney for Personal Representative: ALVARO C. SANCHEZ</div> <div>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</div> <div>April 18, 25, 202525-01493L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No.: 25-CP000825</div> <div>IN RE: ESTATE OF CHARLES A. SCHLAGENHAFT, Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div>Personal Representative: BRIAN C. SCHLAGENHAFT</div> <div>202481 DuBay Drive Mosinee, WI 54455</div> <div>Attorney for Personal Representative: SHARON QUINN DIXON, ESQ.</div> <div>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</div> <div>April 18, 25, 202525-01468L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA</div> <div>PROBATE DIVISION</div> <div>File Number: 25-CP-000294</div> <div>IN RE: ESTATE OF Bryan Robbins a/k/a Bryan N. Robbins a/k/a Bryan Neil Robbins, Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</div> <div>The date of first publication of this notice is: April 18, 2025</div> <div>Geoffrey Robbins a/k/a Geoffrey Michael Robbins Personal Representative</div> <div>12000 Biscayne Blvd., Ste 700 Miami, FL 33181 Ph. # (305)899-1800</div> <div>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</div> <div>April 18, 25, 202525-01467L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF PUBLIC SALE</div> <div>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.</div> <div>Apr. 18, 25, 202525-01533L</div>
	<div>THIRD INSERTION</div> <div>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>Case No.: 2024-CA-007382</div> <div>YASMAN CARO, Plaintiff, Vs. STOREY FLOYD R SR, Defendant.</div> <div>TO: STOREY FLOYD R SR, 3101 CANAL AVENUE GROVES, TX 77619 STOREY FLOYD R SR, 20230 WASHINGTON DR KATY, TX 77450</div> <div>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.</div> <div>Parcel ID: 03-44-26-11-00056.0230.</div> <div>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.</div> <div>DATED ON 04/07/2025</div> <div>KEVIN C. KARNES AS CLERK OF THE COURT (SEAL) BY: K. Harris AS DEPUTY CLERK.</div> <div>Lee County Clerk of the Court. PO Box 2469 Fort Myers, FL 33902. Apr. 11, 18, 25; May 2, 2025</div> <div>25-01399L</div>				
	<div>THIRD INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE NO.: 24-CC-002726</div> <div>19-66 77TH STREET INC., Plaintiff, vs. BOATLIFTS BY SYNERGY LLC AND BRANDON GRAHAM, Defendants.</div> <div>TO: BRANDON GRAHAM 1714 3rd Ave E. Oskaloosa, IA 52577</div> <div>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 Anthoner R. Damianakis, Esq., the plaintiff's attorney, whose address is 2348 Sunset Point Rd., Clearwater, FL 33765, on or before May 14, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</div> <div>Dated on: 04/04/2025</div> <div>Kevin C. Karnes Clerk of the Court 2075 Dr. Martin Luther King Jr. Blvd. Ft. Myers, FL 33901 (SEAL) By: N. Watson Deputy Clerk</div> <div>Anthoner R. Damianakis, Esq., the plaintiff's attorney, 2348 Sunset Point Rd., Clearwater, FL 33765 00430517-1 Apr. 11, 18, 25; May 2, 2025</div> <div>25-01394L</div>				

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ESTATE

<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div><div>Rebecca Inken Caruso Personal Representative</div><div>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, 202525-01479L</div></div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>All other creditors of the Decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221.</div> <div>The date of first publication of this Notice is April 18, 2025.</div> <div><div>Personal Representative: Kevin Palacios</div><div>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, 202525-01509L</div></div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div><div>Personal Representative: Brett Wiley Lippincott</div><div>154 Moss Drive Debarry, 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, 202525-01508L</div></div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221.</div> <div>The date of first publication of this Notice is April 18, 2025.</div> <div><div>Personal Representative: Cecil E. Miller Jr.</div><div>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: kevinikyle@gskattorneys.com 01054837.DOC/1 April 18, 25, 202525-01513L</div></div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div><div>Personal Representatives: Michael D. McCarthy</div><div>7023 Standford Dr. Bridgeview, IL 60455 James P. McCarthy</div><div>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, 202525-01515L</div></div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div><div>Personal Representative: Melanie A. Black Amato</div><div>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, 202525-01498L</div></div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000957 Division: Probate IN RE: ESTATE OF FRANK ANTHONY VITALE, a/k/a FRANK A. VITALE, a/k/a FRANK VITALE, Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act</div>	<div>as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div><div>Personal Representative: Dolores M. Vitale</div><div>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, 202525-01514L</div></div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act</div>	<div>as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div><div>Personal Representative: Justin Walden</div><div>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, 202525-01520L</div></div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no</div>	<div>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 18, 2025.</div> <div><div>Personal Representative: /s/ Lynn D Boe</div><div>LYNN DOROTHY BOE</div><div>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, 202525-01499L</div></div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-001124 Division: Probate IN RE: ESTATE OF DOMINIQUE HENGGLER, Deceased.</div> <div>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</div>	<div>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.</div> <div>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</div>	<div>THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN</div>	<div>SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The 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</div>	<div>property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221.</div> <div>The date of first publication of this Notice is April 18, 2025.</div> <div><div>Personal Representative: Yves Henggeler</div><div>Abt-Bedastrase 64</div></div>	<div>CH-9245 Sonnentall, 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, 202525-01521L</div>
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ACTIONS / SALES

SECOND 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

SECOND 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

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

SECOND INSERTION

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

CASE NO.:24-CA-005420
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT 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 GITSIT MORTGAGE LOAN TRUST BBPLC 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

SECOND 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-CA-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

SECOND INSERTION

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

CASE NO.:24-CA-005420
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT 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 GITSIT MORTGAGE LOAN TRUST BBPLC 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

SECOND 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

SECOND INSERTION

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

CASE NO. 24-CA-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

SECOND 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
25-01504L

SECOND 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°b'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

SECOND 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

SECOND 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°b'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°b'06' 00" West, along the East line of said Phase II, for 343.00 feet; thence South 88°b'05' 57" West for 114.01 feet to the corner common to Units 1, 2, 3 and 4, Building Q, and the Point of Beginning; thence North 01°b'06' 03" West for 31.10 feet; thence North 88°b'05' 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

SECOND 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-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: <div>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.</div> <div>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.</div> <div>Dated this day of 04/15/2025.</div> <div>Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N. Watson Deputy Clerk</div>	
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, 202525-01517L	

SECOND 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 <div>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, 202525-01482L</div>	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File Number: 24-CP-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 unmaturred, 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 unmaturred, 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 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. 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, 202525-01525L	

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-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 <div>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, 202525-01496L</div>	

SECOND 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, 202525-01528L	

SECOND 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 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 <div>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, 202525-01528L</div>	

SECOND 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 <div>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, 202525-01482L</div>	

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH 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 corner 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 ° 51'31" 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 <div>Section 25, Township 43 South, Range 24 East, Lee County, Florida. Parcel 2: From the Southwest corner 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</div> <div>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, 202525-01506L</div>	

SECOND INSERTION
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand</p>
SECOND INSERTION
<p>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 cor-</p>

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

poration 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

SECOND 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

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

SECOND INSERTION
<p>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)</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICIAL 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</p>

(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:

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

SECOND INSERTION
<p>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</p>

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

SECOND INSERTION
<p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding,</p>

SECOND INSERTION
<p>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 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,</p>

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

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 on 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

SECOND INSERTION
<p>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.</p> <p>more commonly known as 1422 Southeast 15th Terrace, Cape Coral, FL 33990.</p> <p>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</p>

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 FCO1 CXE
April 18, 25, 2025 25-01530L

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

SECOND 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	

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

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

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

THIRD 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	

THIRD 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	

THIRD 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	

SECOND 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	

SECOND 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	

THIRD 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 #: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	

SECOND 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	

THIRD 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	

THIRD 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 #: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	

THIRD 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 SCHLAEFELI, 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 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	

