

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a special meeting on June 3, 2025 at 2:30 p.m., at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). for the purpose of awarding the RFP for Hurricane Lake Bank Repairs, as well as considering any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.

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

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

District Manager
May 23, 2025 25-01910L

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, River Hall Community Development District (the "District") hereby gives notice of its intention to adopt its proposed Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway (the "Rules") to designate and establish a school zone on River Hall Parkway, a right-of way owned and operated by the District.

The purpose and effect of the proposed Rules is to designate a school zone on River Hall Parkway near River Hall Elementary School and establish rules relating to the school zone. Specific legal authority for the proposed Rules and the adoption of the proposed Rules includes, without limitation, Sections 120.54, 120.69, 190.001, 190.011(5), 190.011(15), and 190.012, Florida Statutes. The specific laws implemented in the proposed Rules include, without limitation, Sections 190.011(5), 190.012(1)(d), 190.012(3), and Chapter 316, Florida Statutes.

A copy of the proposed Rules may be obtained by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135, or by calling (239) 464-7114.

River Hall Community Development District
Chesley E. Adams, Jr.
District Manager
May 23, 2025 25-01911L

FIRST INSERTION

CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") for the Coral Bay of Lee County Community Development District ("District") will hold a regular meeting on June 4, 2025 at 10:00 a.m., at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meeting 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, https://coralbayofleecountydcdd.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 meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the 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
May 23, 2025 25-01916L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Dental Boutique Fort Myers located at 5100 S. Cleveland Avenue, Suite 315-316 in the City of Fort Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of May, 2025.

Vallo Ft Myers PLLC
May 23, 2025 25-01900L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TAXLESS located at 1242 SW PINE ISLAND RD in the City of Cape Coral, Lee County, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of May, 2025.

SCALUTIONS LLC
FLAVIO DEL SOLAR LINSSSEN
May 23, 2025 25-01875L

FIRST INSERTION

STONEWATER COMMUNITY DEVELOPMENT DISTRICT NOTICE MEETING

The Board of Supervisors ("Board") of the Stonewater Community Development District ("District") will hold a regular meeting on June 4, 2025 at 4:00 p.m., at the offices of D R Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, Florida 33966.

The necessary public purpose of the meeting is for the Board to consider any business that may properly come before it, relative to the operation of the District. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. 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 the meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours or on the District's website, https://stonewatercdd.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 meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
May 23, 2025 25-01917L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Gulf Pointe Construction LLC located at 2128 SE 2nd St, in the County of Lee, in the City of Cape Coral, Florida 33990 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cape Coral, Florida, this 21st day of May, 2025.

GULF POINTE CONSTRUCTION LLC
May 23, 2025 25-01913L

FIRST INSERTION

PUBLIC SALE

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

SALE DATE JUNE 30, 2025
CAR CLINIC OF SWFL
1945 CARONADO RD
2022 TESL 5YJ3E1EA3NF188107 \$22,788.59
SUN SPORT CYCLE AND WATERCRAFT INC
3441 COLONIAL BLV STE 1
2014 KAWK JKBRFCB1XEB501279 \$4462.72
May 23, 2025 25-01905L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Brendan DiBiasi / RICHARD CRANIUM HOLDINGS LLC will engage in business under the fictitious name SCREENING EAGLES, with a physical address 128 SW 10TH PL CAPE CORAL, FL 33991, with a mailing address 128 SW 10TH PL CAPE CORAL, FL 33991, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-)
May 23, 30, 2025 25-01912L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 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.storageauctions.com on 6/10/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Glenwood L Johnson unit #B39; Suzanne Kramer unit #D20. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

May 23, 30, 2025 25-01846L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Coral Castle Publishing located at 1928 NW 34th Ave in the City of Cape Coral, FL, USA, Lee County, FL 33993 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of May, 2025.

katherine Callard
May 23, 2025 25-01881L

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024002555

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: 18-004262
Year of Issuance 2018 Description of Property LOT 8, BLOCK 43, UNIT 5, SECTION 11, LE-HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 60, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS AS DESC IN 2024000048276. Strap Number 11-44-26-05-00043.0080
Names in which assessed: FLORA LOPEZ, ISABEL LOPEZ

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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025 25-01824L

FIRST INSERTION

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

Tax Deed #:2025000114

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: 19-024828
Year of Issuance 2019 Description of Property LOT 48, BLOCK 2327A, UNIT 36, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-23-C1-02327.A050
Names in which assessed: RUBY KELLY

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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025 25-01828L

FIRST INSERTION

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

Tax Deed #:2025000106

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: 19-024814
Year of Issuance 2019 Description of Property LOT 5, BLOCK 2327A, UNIT 36, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112-130 INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.A050
Names in which assessed: C A ZANDER, CARL A ZANDER, CARL ZANDER

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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025 25-01827L

FIRST INSERTION

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

Tax Deed #:2024003056

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: 16-014
Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 8 DB 254 PG 95 LOT 7 Strap Number 09-44-27-02-00008.0070
Names in which assessed: LISA BENNETT, LORNE BENNETT

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

Mar. 14, 21, 28; Apr. 4; May 23, 2025 25-01838L

FIRST INSERTION

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

Tax Deed #:2024003053

NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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- 851
Year of Issuance 2022 Description of Property TWIN LAKE ESTATES UNIT 12 BLK.49 PB 15 PG 218 LOT 2 Strap Number 03-45-27-12-00049.0020
Names in which assessed: ALICE V MOHRMANN, K H MOHRMANN, KARL H MOHRMANN

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

Mar. 14, 21, 28; Apr. 4; May 23, 2025 25-01839L

FIRST INSERTION

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

Tax Deed #:2024003053

NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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- 851
Year of Issuance 2022 Description of Property TWIN LAKE ESTATES UNIT 12 BLK.49 PB 15 PG 218 LOT 2 Strap Number 03-45-27-12-00049.0020
Names in which assessed: ALICE V MOHRMANN, K H MOHRMANN, KARL H MOHRMANN

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

Mar. 14, 21, 28; Apr. 4; May 23, 2025 25-01839L

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 6/10/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Charles Garland unit #00417; Kevin Jacobsaint unit #00448. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

May 23, 30, 2025 25-01847L

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

--- TAX DEEDS ---

<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2024002547 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: 19-004553 Year of Issuance 2019 Description of Property LOT 15, BLOCK 39, UNIT 4, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OR THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 62 , PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 13-44-26-99-04039.0150 AS DESC IN 2024000048276 Strap Number 13-44-26-04-00039.0150 Names in which assessed: EGYDIO ROMANENGHI, NORMA EDIT GIANNONI 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01826L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000108 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: 19-027654 Year of Issuance 2019 Description of Property LOT 36, BLOCK 2220, CAPE CORAL SUBDIVISION UNIT 33, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 40-61, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY ABUTTING ON THE SOUTH BOUNDARY OF SAID LOT DESCRIBED IN INSTRUMENT NUMBER 2008000165570. Strap Number 32-43-24-C3-02220.0360 Names in which assessed: ESTATE OF JIM PILCHER 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01830L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:20240003151 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 21-905 Year of Issuance 2022 Description of Property LOT 12, BLOCK 19, UNIT 7, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 44, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 26-45-27-07-00019.0120 Names in which assessed: ESTATE OF FRANK W HOLLAND, ESTATE OF L RUTH HOLLAND, RUTH L HOLLAND All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/10/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Mar. 21, 28; Apr. 4, 11; May 23, 2025</div> <div>25-01856L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000110 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: 20-009738 Year of Issuance 2020 Description of Property LOT 11, BLOCK 174, EAST PART UNIT 27, GREENBRIAR, SECTION 5, 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 27, PAGE 44, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-08-00174.0110 Names in which assessed: LEVENTURES LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01834L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000107 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: 19-028024 Year of Issuance 2019 Description of Property LOT 11, BLOCK 2654A, UNIT 38, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 87-99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 02-44-23-C1-02654.A110 Names in which assessed: ESTATE OF JACK G YOUNG, ESTATE OF JACK L YOUNG, ESTATE OF JACK LINK YOUNG 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01832L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000109 NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON 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: 77-53 Year of Issuance 2022 Description of Property APARTMENT NUMBER 6A3 OF SMUGGLER'S COVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1225, PAGE 555, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH ALL THE APPURTENANCES THEREUNTO BELONGING ACCORDING TO SAID DECLARATION OF CONDOMINIUM INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPLICABLE TO SAID APARTMENT AS SET FORTH IN SAID CONDOMINIUM DECLARATION Strap Number 28-46-24-W4-02106.0A30 Names in which assessed: DAVID OCCHIALINI, PAMELA C OCCHIALINI REVOCABLE TRUST DATED AUGUST 5 2008 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01837L</div>
--	--	--	--	--	---

<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000111 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: 20-033956 Year of Issuance 2020 Description of Property LOT 27, BLOCK 4244, UNIT 60, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 154-169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-44-23-C2-04244.0270 Names in which assessed: CIMESA 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01835L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000116 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: 19-028022 Year of Issuance 2019 Description of Property LOT 3, BLOCK 2654A, UNIT 38, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87-99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A030 Names in which assessed: ALMA STAHLY, WARD STAHLY 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01831L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000113 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: 19-028966 Year of Issuance 2019 Description of Property LOT 52, BLOCK 4185, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 140-153, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04185.0520 Names in which assessed: DARLINE J PIRMAN, DARLINE PIRMAN 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01833L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000117 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: 19-026358 Year of Issuance 2019 Description of Property LOT 40, BLOCK 2714A, UNIT 39, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C4-02714.A400 Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01829L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000112 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: 20-041675 Year of Issuance 2020 Description of Property LOT 19, BLOCK E, CARVER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 87 AND 88, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 19-44-25-P2-0050E.0190 Names in which assessed: DAVID L YOUNG, JACQUELINE HAMILTON, LARRY FELTON, MAYBELLE JOHNSON, WILBERT FELTON 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 23, 30; Jun. 6, 13, 2025</div> <div>25-01836L</div>
---	---	--	--	---

--- ESTATE ---

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File Number: 24-CP-003917 Division: P(2) IN RE: ESTATE OF MARLON DA SILVA MINARDI a/k/a MARLON MINARDI a/k/a MARLON S MINARDI, Deceased. The administration of the estate of MARLON DA SILVA MINARDI a/k/a MARLON MINARDI a/k/a MARLON S MINARDI, deceased, File Number: 24-CP-003917, whose date of death was October 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this Notice is May 23, 2025. Personal Representative Mariana Penha Minardi 2630 Midnight Pearl Drive Sarasota, FL 34240-2425 720-363-2114 Attorney for Personal Representative: Attorney for Personal Representative Peter B. Weintraub, Esquire Florida Bar No. 322199 Weintraub & Weintraub, P.A. 7700 Congress Avenue, Suite 1110 Boca Raton, FL 33487 561-988-6411 pbw@weintraublawfirm.com May 23, 30, 2025</div> <div>25-01855L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001141 IN RE: ESTATE OF MARTIN W. NEMEROW a/k/a MARTIN WAYNE NEMEROW, Deceased. The administration of the estate of MARTIN W. NEMEROW a/k/a MARTIN WAYNE NEMEROW, deceased, whose date of death was November 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office 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 May 23, 2025. Personal Representative Is/Paul H. Nemerow PAUL H. NEMEROW 1818 Hancock Bridge Parkway Cape Coral, Florida 33990 Attorney for Personal Representative: Is/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com May 23, 30, 2025</div> <div>25-01869L</div>
--	---

Q&A

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY FLORIDA
PROBATE DIVISION
Case No. **2025-CP-001337**
IN RE: THE ESTATE OF
Kiarra Summer Smith.
Deceased

The administration of the Estate of Kiarra Summer Smith, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative
Melissa Smith
Attorney for Personal Representative
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
May 23, 30, 202525-01859L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. **2025-CP-1475**
Division Probate
IN RE: ESTATE OF
GEORGE COOKE ROBINSON,
a/k/a **GEORGE C. ROBINSON**
Deceased.

The administration of the estate of George Cooke Robinson, a/k/a George C. Robinson, deceased, whose date of death was April 1, 2025 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. 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 May 23, 2025.

Personal Representative:
Michael Robinson
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
May 23, 30, 202525-01849L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Probate Division
File No. **25 CP 1114**
IN RE: ESTATE OF
PAULA. WHITESIDE,
deceased.

The administration of the testate estate of Paul A. Whiteside, deceased, who died on March 22, 2024, File Number 25 CP 1114, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard Fort Myers, FL 33901. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice to Creditors is May 23, 2025.

Laurie K Keenan,
Personal Representative
20050 Siesta Key Court
Estero, FL 33928
Brian J. Downey, Esq.
FL Bar Number: 0017975
BARRETT MCNAGNY LLP
215 E. Berry St.
Fort Wayne, IN 46802
260-423-8871
bjd@barrettlaw.com
May 23, 30, 202525-01848L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY FLORIDA
PROBATE DIVISION
Case No. **2025-CP-001566**
IN RE: THE ESTATE OF
EDDIE TAYLOR HARRISON,
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 EDDIE TAYLOR HARRISON, deceased, File Number: 2025-CP-001566, by 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; that the decedent's date of death was October 15, 2024; that the total value of the estate is \$73,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
JAMES MACKY HARRISON	108 MAE STREET
SENATOBIA MS 38668	

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 May 23, 2025.

Person Giving Notice:
James Mackey Harrison
Attorney for Person Giving Notice:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
May 23, 30, 202525-01901L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Probate Division
File No. **25 CP 1311**
IN RE: ESTATE OF
RONALD DAY SEBRING,
deceased.

The administration of the testate estate of Ronald Day Sebring, deceased, whose date of death was December 16, 2024, File Number 25-CP-1311 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, PO 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 INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice to Creditors is May 23, 2025.

Candice Sebring-Kelber,
Personal Representative
24542 Mountain View Drive
Bonita Springs, Florida 34135
Brian J. Downey, Esq.
FL Bar Number: 0017975
BARRETT MCNAGNY LLP
Attorney for Personal Representative
215 E. Beny St.
Fort Wayne, IN 4682
260-423-8871
bjd@barrettlaw.com
May 23, 30, 202525-01872L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. **25-CP-001541**
IN RE: ESTATE OF
WILLIAM DUDLEY KIEFFER
Deceased.

The administration of the estate of WILLIAM DUDLEY KIEFFER, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 May 23, 2025.

Personal Representative:
SUSAN M. KIEFFER a/k/a
SUSAN J. KIEFFER
3316A Sunset Key Circle
Punta Gorda, Florida 33955
Attorney for Personal Representative:
Neil R. Covert, Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
May 23, 30, 202525-01909L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH CIRCUIT IN AND FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. **2025-CP-1329**
IN RE: ESTATE OF
DOUGLAS VAUGHT
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: DOUGLAS VAUGHT, File Number 2025-CP-1329.

The address of the court where this probate is pending is: Circuit Court for Lee County, Florida, 1700 Monroe St., Fort Myers, FL, 33901.

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

Date of death of the decedent is: 12/20/2024.

The date of first publication of this notice is: May 23, 2025

The second week of publication is May 30, 2025

Personal Representative(s):
Joseph Tavis.
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
May 23, 30, 202525-01850L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: **24-CA-005475**
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
SERGIO VELA, JR.; MARTA L.
GONZALEZ; UNITED STATES
OF AMERICA; UNKNOWN
TENANT(S) IN POSSESSION
#1 and #2, and ALL OTHER
UNKNOWN PARTIES, et.al.,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated January 23, 2025 and an Order Canceling and Rescheduling Foreclosure Sale dated May 8, 2025, entered in Civil Case No.: 24-CA-005475 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and SERGIO VELA, JR.; MARTA L. GONZALEZ; UNITED STATES OF AMERICA, are Defendants.

I will sell to the highest bidder for cash, at www.lee.realfordclose.com, at 9:00 AM, on the 24th day of July, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 9, BLOCK 28, UNIT 7, LEHIGH ACRES, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

WITNESS my hand and the seal of the court on 05/14/2025.

KEVIN C. KARNES
CLERK OF THE COURT
(SEAL) By: N Wright Angad
Deputy Clerk

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard, Ste 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030;
Facsimile: (954) 420-5187
24-51333
May 23, 30, 202525-01844L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. **25-CP-001218**
IN RE: ESTATE OF
LINDA W. BERTNSEN
Deceased.

The administration of the estate of Linda W. Bernsten, a/k/a Linda Wizask Berntsen deceased, whose date of death was 02/14/2025, 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 May 23, 2025

Personal Representative:
Staci Wilson a/k/a Staci Ann
Berntsen-Wilson
156 Parker Road
East Haddam, CT 06423
Attorney for Personal Representative:
/s/ Heidi M. Brown
Heidi M. Brown, Attorney
Florida Bar Number: 48692
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: heidib@omplaw.com
Secondary E-Mail:
hillaryh@omplaw.com
May 23, 30, 202525-01852L

FIRST INSERTION

Notice to Creditors
IN THE TWENTIETH CIRCUIT
COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. **25-CP-000754**
Probate Division
IN RE: ESTATE OF
LUKE P. CUNNINGHAM,
DECEASED

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

The administration of the estate of Luke P. Cunningham, deceased, File Number 25-CP-000754, is pending in the Circuit Court for Lee County, Florida, Probate Division. The address of which is Justice Center, 2nd Floor, 2075 Dr. Martin King Jr. Boulevard, Fort Myers, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PARTIES ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE OF THEM.

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

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

The date of this first publication of this Notice is May 23, 2025.

PERSONAL REPRESENTATIVE:
Christine R. Cunningham
23948 Creek Branch Lane
Estero, FL 34135
(239) 249-9613
ATTORNEY FOR PERSONAL REPRESENTATIVE:
Robert V. Littner, Esquire
Florida Bar Number: 562254
LITTNER & LITTNER LAW OFFICES, PLLC
512 North New Street
Bethlehem, PA 18018
(610) 984-1260
rvlittner@littnerlaw.com
May 23, 30, 202525-01853L

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-322**
IN RE: ESTATE OF
MYRON MITCHELL LOUDA
Deceased.

The administration of the estate of MYRON MITCHELL LOUDA, deceased, whose date of death was December 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 23, 2025

Personal Representative:
JUDITH ANN MINTO
1217 SE 22nd Pl.
Cape Coral, FL 33990
DONNA MAE BOWLES
201 Fleming Rd.
Wyoming, Ohio, 45215
Attorney for Personal Representative:
David G. Jones, Esq.
Luxury Law PLLC
Florida Bar No. 1010525
9094 Bexley Drive
Fort Myers, FL 33967
Tel: (239) 227-8830
e-mail: luxurylawfirm@gmail.com
May 23, 30, 202525-01897L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA
CASE NO.: **25-CA-001269**
HOMESTEAD ASPIRATIONS LLC,
Plaintiff, v.
WILLIAM B. WRIGHT, JR,
Defendants.
TO: WILLIAM B. WRIGHT, JR.
827 SOUTH WAKEFIELD STREET
ARLINGTON, VIRGINIA 22204
YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT:

LOT 34 AND 35, BLOCK 2555, UNIT 38, CAPE CORAL. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 87-99 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 June 24, 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 15th day of May, 2023.

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

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
May 23, 30; June 6, 13, 202525-01841L

ESTATE

FIRST INSERTION		
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001562 Division Probate IN RE: ESTATE OF GEORGE STAPLETON, JR. Deceased.</div> <div>The administration of the estate of George Stapleton, Jr., deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>		
<div>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>Personal Representative: /s/ Luke Johnson Luke Johnson 2058 Cottage Street Fort Myers, Florida 33901 Attorney for Personal Representative: /s/ Luke Tabor Johnson, Esq. Luke Tabor Johnson, Esq. Attorney Florida Bar Number: 97966 Sunshine State Law, PLLC 2058 Cottage Street Fort Myers, Florida 33901 Telephone: (239) 790-4477 Fax: (239) 201-2662 E-Mail: luke@sunshinestatelawoffice.com May 23, 30, 202525-01891L</div>		

FIRST INSERTION		
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 25-CP-1346 IN RE: ESTATE OF LAWRENCE L. OLEKSA, Deceased.</div> <div>The administration of the estate of LAWRENCE L. OLEKSA, 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 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 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</div>		
<div>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 has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>Personal Representative: HIGHTOWER TRUST COMPANY, N.A. c/o Alison K. Douglas, Esq. CUMMINGS & LOCKWOOD LLC 3001 Tamiami Trail North, Suite 400 Naples, FL 34103 Attorney for Personal Representative: ALISON K. DOUGLAS, ESQ. E-mail Addresses: adouglas@cl-law.com; jmerz@cl-law.com Florida Bar No. 0899003 CUMMINGS & LOCKWOOD LLC 3001 Tamiami Trail North Suite 400 Naples, FL 34103 Telephone: (239) 262-8311 8652355.1.docx May 23, 30, 202525-01892L</div>		

FIRST INSERTION		
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001529 IN RE: ESTATE OF JOSEPH FRANCIS WELLS, a/k/a JOSEPH F. WELLS Deceased.</div> <div>The administration of the estate of JOSEPH FRANCIS WELLS, a/k/a JOSEPH F. WELLS (the "Decedent"), whose date of death was September 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Lee County Courthouse, Probate Division, 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.</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 ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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,</div>		
<div>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 the Decedent's estate must file their claims with this court WITHIN THREE (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 May 23, 2025.</div> <div>Personal Representative: JOHN M. WELLS 6 Curtis Road Woburn, MA 01801 Attorney for Personal Representative: DEAN, MEAD, EGERTON, BLOOD-WORTH, CAPOUANO & BOZARTH, P.A. Jacqueline C. Johnson Florida Bar No. 86450 4501 Tamiami Trail N., Ste. 220 Naples, FL 34103 Primary E-Mail: jcjohnson@deanmead.com Secondary E-Mail: mtravis@deanmead.com Phone: 239-544-3069 5595859.v1 May 23, 30, 202525-01873L</div>		

FIRST INSERTION		
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001574 Division: Probate IN RE: ESTATE OF GREGORY EUGENE STEWART a/k/a GREGORY E. STEWART Deceased.</div> <div>The administration of the estate of Gregory Eugene Stewart a/k/a Gregory E. Stewart, deceased, whose date of death was September 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate 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,</div>		
<div>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.</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 May 23, 2025.</div> <div>Personal Representative: Susan J. Ernst 8230 Lucas Road Plain City, OH 43064 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com May 23, 30, 202525-01899L</div>		

FIRST INSERTION		
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1503 Division Probate IN RE: ESTATE OF SANDRA KAY HESTER GRUSS Deceased.</div> <div>The administration of the estate of Sandra Kay Hester Gruss, deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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,</div>		
<div>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 May 23, 2025.</div> <div>Personal Representative: Samuel Gruss 6900 Briarcliff Road Fort Myers, FL 33912 Attorney for Personal Representative: Anthony J. Cetrangelo Florida Bar Number: 0118134 Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, FL 33902 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: anthony.cetrangelo@henlaw.com Secondary E-Mail: sabrina.guerin@henlaw.com May 23, 30, 202525-01898L</div>		

FIRST INSERTION		
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1081 Division Probate IN RE: ESTATE OF PRISCILLA M. JONES Deceased.</div> <div>The administration of the estate of Priscilla M. Jones, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>		
<div>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>Personal Representative: Deborah Lee Jones 10 Acorn Way Apt E Elsworth, Maine 04605 Attorney for Personal Representative: /s/Lance M. McKinney Lance M. McKinney Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com May 23, 30, 202525-01894L</div>		

FIRST INSERTION		
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-1575 Division: Probate IN RE: ESTATE OF MELVIN R. MANKER Deceased.</div> <div>The administration of the estate of Melvin R. Manker, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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. 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 May 23, 2025.</div> <div>Personal Representative: Christy L. Manker-Kesslering 484 S. Rex Blvd. Elmhurst, Illinois 60126 Attorney for Personal Representative: Craig R. Hersch Attorney Florida Bar Number: 817820 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: hersch@sbshlaw.com Secondary E-Mail: bmerhige@sbshlaw.com May 23, 30, 202525-01895L</div>		
FIRST INSERTION		
<div>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No.: 22-CA-005208 RVEST INDUSTRIES, LLC, a Colorado limited liability company, Plaintiff, vs. ROBERT HULL, an individual, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Order Scheduling Foreclosure Sale dated April 1, 2025, and entered in Case No. 22-CA-005208 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Plaintiff is RVEST INDUSTRIES, LLC, and Defendant is ROBERT HULL, the Clerk of Lee County, Kevin C. Karnes, will sell to the highest and best bidder for cash online at the following website: www.lee.realforeclose.com, the Clerk's website for on-line auctions at 9:00 a.m. on June 5, 2025, the following described property as set forth in and pursuant to said Order Scheduling Foreclosure Sale, to wit: Robert Hull's interest in HF REALSTATE LLC, a single-member LLC Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated: May 19, 2025 05/19/2025 Kevin C. Karnes Clerk of Court (SEAL) N Wright Angad Respectfully submitted, /s/ Nathan A. Carney NATHAN A. CARNEY Florida Bar No. 0487491 Carney Law Firm, P.A. 400 N. Ashley Dr., Suite 2600 Tampa, Florida 33602 Tel: (813) 712-8776; Fax: (813) 712-8780 Email: ncarney@carneylawfirm.com Attorney for Plaintiff May 23, 30, 202525-01890L</div>		
FIRST INSERTION		
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1551 Division Probate IN RE: ESTATE OF CATHERINE C. FRANCIS Deceased.</div> <div>The administration of the estate of Catherine C. Francis, 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 P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 May 23, 2025.</div> <div>Personal Representative: Darryl Charlton 1821 Laurel Green Way East Point, Georgia 30344 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com May 23, 30, 202525-01904L</div>		
FIRST INSERTION		
<div>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO: 25-CA-842 MARSHALL REDDICK FORECLOSURE FUND, LLC Plaintiff, vs. BEATTIE REMODELING, LLC f/k/a BS LIMITED, LLC, LEE COUNTY PLUMBING ACQUISITIONS, INC. d/b/a LEE COUNTY SERVICES, INC., ODC CONSTRUCTION, LLC, and RAYMOND BUILDING SUPPLY, LLC Defendants. NOTICE is given that, pursuant to a Final Judgment dated May 14, 2025, in the above-styled case in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the highest bidder for cash online at www.lee.realforeclose.com at 9:00 a.m. on the 12th day of June, 2025, the following described property: Lots 7 and 8, Block 2920, Cape Coral Unit 42, according to plat thereof as recorded in Plat Book 17, Page 32 through 44, of the Public Records of Lee County, Florida. Commonly known as: 1517 NW 17th Street, Cape Coral, Florida 33993 Parcel I.D. Numbers: 34-43-23-C4-02920.0070 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 14 day of May, 2025. KEVIN C. KARNES Clerk of Court (SEAL) By: N Wright Angad as Deputy Clerk May 23, 30, 202525-01845L</div>		

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001367
IN RE: ESTATE OF MARJORIE LOUISE JACOB
Deceased.

The administration of the estate of Marjorie Louise Jacob, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Donald Edward Jacob
3010 Via Rialto
Fort Myers, FL 33905
Attorney for Personal Representative:
Frank A. Barbieri, Jr.
Attorney
Florida Bar Number: 109688
SACHS SAX CAPLAN PL
6111 Broken Sound Parkway, Suite 200
Boca Raton, FL 33487
Telephone: (561) 994-4499
Fax: (561) 994-4985
E-Mail: fbarbieri@ssclawfirm.com
Secondary E-Mail:
martascos@ssclawfirm.com
May 23, 30, 2025 25-01908L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-1465
IN RE: ESTATE OF: TRACEY E. ANDERSON
Deceased

The administration of the estate of Tracey E Anderson, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice was or shall be: May 23, 2025

Personal Representatives:
Eric Huggler,
115 East 82nd St, Apt 3A,
New York, NY, 10028
Shawn Gardner,
82 Chestnut Hill Rd.,
Norwalk, CT 06851
Attorney for Personal Representatives
/s/ Alexis A. Sitka, P. A.
Alexis A. Sitka, P. A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
May 23, 30, 2025 25-01903L

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. 16-CA-002826

HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2005-7 ASSET-BACKED CERTIFICATES SERIES 2005-7, Plaintiff, vs. KERRY EDWARDS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2025, and entered in 16-CA-002826 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2005-7 ASSET-BACKED CERTIFICATES SERIES 2005-7 is the Plaintiff and KERRY EDWARDS; DIANE L. EDWARDS; THE ENCLAVE AT THE LAKES AT THREE OAKS HOMEOWNERS' ASSOCIATION, INC.; THE LAKES AT THREE OAKS HOMEOWNERS' ASSOCIATION, INC.; THREE OAKS I MASTER ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on June 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 4, THE ENCLAVE AT THE LAKES AT THREE OAKS, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 17620 STERLING LAKE DRIVE, FORT MYERS, FL 33912-0000

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 05/19/2025,
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
16-117252 - MaM
May 23, 30, 2025 25-01888L

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. 23-CA-012644

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST, Plaintiff, vs. RUTH A. FORTIN; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 14, 2025 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and RUTH A. FORTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on June 12, 2025, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

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 05/20/2025
KEVIN C. KARNES
As Clerk of said Court
(SEAL) By N Wright Angad
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
May 23, 30, 2025 25-01896L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-007699

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. RHOAN G. GUTHRIE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2025, and entered in 24-CA-007699 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and RHOAN G. GUTHRIE; UNKNOWN SPOUSE OF RHOAN G. GUTHRIE; LINDSFORD PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.; LINDSFORD MASTER ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on June 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 53, LINDSFORD, PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2014000155591, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property Address: 3724 CROFTON CT, FORT MYERS, FL 33916

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

Dated this day of 05/19/2025
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-244446 - MaM
May 23, 30, 2025 25-01885L

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-012804

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. SAMMY ELONEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 19, 2024, and entered in 23-CA-012804 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and SAMMY ELONEN 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 June 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 31, LESS THE SOUTHEASTERLY 20 FEET THEREOF, WHISKEY CREEK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 14, PAGE 54, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 11901 MCGREGOR BLVD, FORT MYERS, FL 33919

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 05/19/2025
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-155719 - MaM
May 23, 30, 2025 25-01887L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-006600

ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff, vs. REBECCA A. WILT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2025, and entered in 24-CA-006600 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein ATHENE ANNUITY & LIFE ASSURANCE COMPANY is the Plaintiff and REBECCA A. WILT; BANK OF AMERICA, N.A. 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 August 14, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 29, UNIT 4, LEELAND HEIGHTS, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 123 CONNECTICUT ROAD, LEHIGH ACRES, FL 33936

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

Dated this day of 05/19/2025
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright Angad
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-183251 - MaM
May 23, 30, 2025 25-01886L

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No: 25-CC-0491

PLAZA COUNTRY BOULEVARD CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RECKLESS ABANDON INVESTMENTS, LLC, et al., Defendants.

Notice is hereby given pursuant to a Final Judgment of Lien Foreclosure filed the 20th day of May, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case No. 25-CC-0491, wherein PLAZA COUNTRY BOULEVARD CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and RECKLESS ABANDON INVESTMENTS, LLC, and the UNKNOWN TENANT are the Defendants. That I will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, on June 12, 2025 the following described property as set forth in said Final Judgment of Lien Foreclosure, to-wit:

UNIT 9, PLAZA COUNTRY BOULEVARD CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1196, page 1382, Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements

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

Dated on this 05/21/2025
Kevin C. Karnes,
Clerk of the Circuit Court
(SEAL) By: N. Wright Angad
Deputy Clerk

Keith Hagman, Esq.,
P.O. Box 1507,
Fort Myers, Florida 33902-1507,
keithhagman@paveselaw.com
glendahaskell@paveselaw.com
May 23, 30, 2025 25-01914L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-003906
HGF LOAN SERIES 2019-01, LP, Plaintiff, v. JOEL HOLDEN, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Re-Establishment of Lost Note dated May 06, 2025, issued in and for Lee County, Florida, in Case No. 24-CA-003906 , wherein HGF LOAN SERIES 2019-01, LP is the Plaintiff, and JOEL HOLDEN, JACINDA HOLDEN, CCA CONTRACTING GROUP, INC., UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are the Defendants.

The Clerk of the Court, KEVIN KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 24, 2025, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Re-Establishment of Lost Note, to wit:

COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 24 EAST, THENCE SOUTH 769 FEET ALONG THE EAST LINE OF SAID QUARTER; THENCE WEST 795.21 FEET TO THE CENTERLINE OF THE OLD

FORT MYERS-PUNTA RASSA ROAD; THENCE N 22°16" E, ALONG THE CENTERLINE OF SAID ROAD 527 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE N 22°16" E, ALONG THE CENTERLINE OF SAID ROAD 225 FEET; THENCE S 67°44" E, 200 FEET; THENCE S 22°16" W, 225 FEET; THENCE N 68°44' W, 200 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFORM THAT PORTION OF THE ABOVE DESCRIBED LANDS, LYING WITHIN 40 FEET OF THE CENTERLINE OF MCGREGOR BOULEVARD, BEING PART OF THE RIGHT-OF-WAY OF SAID MCGREGOR BOULEVARD; THENCE LESS THE NORTHERLY 90 FEET THEREOF
Property Address: 10501 McGregor Blvd, Fort Myers, FL 33919

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: 05/20/2025

KEVIN KARNES,
Clerk of Court
(SEAL) By: N Wright Angad
Deputy Clerk

HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Phone: (954) 893-7874
Fax: (888) 235-0017
E-Mail: Pleadings@HowardLaw.com
Harris@HowardLaw.com
Counsel for Plaintiff
May 23, 30, 2025 25-01906L

FIRST INSERTION

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

CASE NO. 24-CA-002703
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

DAVID AULT; TERESA AULT; DAVID AULT, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF DON EMERSON AULT A/K/A DONALD EMERSON AULT, DECEASED; TERESA AULT, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF DON EMERSON AULT A/K/A DONALD EMERSON AULT, DECEASED; CONDOMINIUMS AT BARLETTA ASSOCIATION, INC.; BELLA TERRA OF SOUTHWEST FLORIDA, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 14, 2025, and entered in Case No. 24-CA-002703 of the Circuit Court in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and DAVID AULT; TERESA AULT; DAVID AULT, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF DON EMERSON AULT A/K/A DONALD EMERSON AULT, DECEASED; TERESA AULT, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF DON EMERSON AULT A/K/A DONALD EMERSON AULT, DECEASED; CONDOMINIUMS AT BARLETTA ASSOCIATION, INC.; BELLA TERRA OF SOUTHWEST FLORIDA, INC.; and ALL UNKNOWN PAR-

TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, at 9:00 a.m., on July 17, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

UNIT 711, BUILDING 7, OF CONDOMINIUM IV AT BARLETTA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2005000141415, AND ALL EXHIBITS AND AMENDMENTS THEREOF, 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 ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED at Ft. Myers, Florida, on 05/15/2025

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

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
1463-200406 / TM1
May 23, 30, 2025 25-01866L

ACTIONS / SALES---

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CC-02736 CENTRE COURT I CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RANDY R. RIVAIT, et al., Defendants. TO: HEROINA M. DE LA ROSA 2121 COLLIER AVE., APT. 304 FORT MYERS, FL 33901 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association as- sessments on the following real prop- erty located in Lee County, Florida: Unit 304 of CENTRE COURT CONDOMINIUM I, a condo- minium, according to the Decla- ration of Condominium thereof, as recorded in O.R. Book 1622, Page 1725, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements. has been filed against you, HEROINA M. DE LA ROSA, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows: Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter within thirty (30) days af- ter the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure. Dated on: 05/15/2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk Jennifer A. Nichols, Esq., 999 Vanderbilt Beach Rd., Suite 401, Naples, FL 34108, Telephone: 239-649-6200, #100711.0012 May 23, 30, 202525-01861L
FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001056 KENNETH GATSON CAGAN, Plaintiff, v. ASLAN HOLDING, LLC, Defendants. TO: ASLAN HOLDING, LLC C/O MARGALIT F. LANTZIANO 7703 TRENT DRIVE TAMARAC, FLORIDA 33321 YOU ARE NOTIFIED that an ac- tion to quiet title on the following property in Lee County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOTS 20 AND 21, BLOCK 5076, CAPE CORAL, UNIT 80, AC- CORDING TO THE MAP OR PLAT THEREOF AS RECORD- ED IN PLAT BOOK 22, PAGES 140, 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 24, 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 15th day of May, 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 May 23, 30; Jun. 6, 13, 202525-01858L

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 2024CA006647 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, -vs- DONNIE W DERUTTER Defendant(s) TO: UNKNOWN SPOUSE OF DON- NIE W. DERUTTER Last Known Address: 410 Parkside Street, Lehigh Acres, FL 33936 You are notified of an action to fore- close a mortgage on the following prop- erty in Lee County: LOT 14, BLOCK 18, UNIT 5, WILLOW LAKE ADDITION 1, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE- HIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 160, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. 410 Parkside Street, Lehigh Acres, FL 33936 The action was instituted in the Circuit Court, Twentieth Judicial Circuit in and for Lee, County, Florida; Case No. 2024CA006647; and is styled Lakeview Loan Servicing, LLC vs. Donnie W Derutter. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 within 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be bind- ing upon you. DATED: 05/14/2025 Kevin C. Karnes Lee Clerk of the Circuit Court As Clerk of Court (SEAL) By: Kennedy Harris As Deputy Clerk Kelley Church, Esq., Plaintiff's attorney, 255 South Orange Ave, Suite 900, Orlando, FL 32801 May 23, 30, 202525-01842L
FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-1612 AQASA LLC, Plaintiff, v. GUIOSKY TORRES; YESSENIA ROQUE; PMG INVESTMENTS, LLC; VANGUARDIA FAMILY GROUP, LLC; EDWARD HENDON, Defendants. To: GUIOSKY TORRES; YESSENIA ROQUE; PMG INVESTMENTS, LLC; EDWARD HENDON YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: LEHIGH ACRES UNIT 14 BLK 81 PB 18 PG 15 LOT 32 More commonly known as: 468/470 Bell Boulevard, Lehigh Acres, FL 33974 AND MIRROR LAKE ESTATES BLK 1 PB 23 PG 85 LOT 9 More commonly known as: 726 Mirror Lakes Drive, Lehigh Acres, FL 33974 AND GREENBRIAR UNIT 18 PART E BLK 89 PB 27 PG 29 LOT 4 More commonly known as: 1918/1920 Magenta Avenue, Le- high Acres, FL 33972 has been filed by Plaintiff, AQASA LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before June 23, 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded. Witness my hand and the seal of this court on this 14th day of May, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: Kennedy Harris Deputy Clerk Alisa Wilkes, Esq., Wilkes & Mee, PLLC 13400 Sutton Park Dr. S, Suite 1204 Jacksonville, FL 32224 May 23, 30; June 6, 13, 202525-01843L

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-3774 HIBISCUS POINTE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. FAHIMEH SHERIDAN, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 20, 2025, and entered in Case No. 24-CA-3774 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein HIBIS- CUS POINTE CONDOMINIUM AS- SOCIATION, INC. is Plaintiff, and Fa- himeh Sheridan are Defendants, I will sell to the highest and best bidder for cash: www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 12th day of June, 2025 the following described property as set forth in said Final Judgment, to wit: Unit 833, Hibiscus Pointe, a Condominium, according to the Declaration of Condominium of Hibiscus Pointe, a Condomini- um, recorded in OR Book 2378, page 2319, as amended, Lee County, Florida, public records. A/K/A: 4401 Bay Beach Lane, Unit 833, Unit 833, Fort Myers Beach, FL 33931 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accor- dance with Florida Statutes, Section 45.031. DATED this day of 05/21/2025 KEVIN C. KARNES, as Clerk of said Court (SEAL) By: N. Wright Angad 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: (239) 628-4980 Fax: (239) 433-5933 Primary email: cofoservicemail@beckerlawyers.com H13421/413168/26777879 May 23, 30, 202525-01915L
FIRST INSERTION
NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-007934 DEERE & COMPANY, Plaintiff, vs. KYLE THOMAS HIRT, an individual, Defendant. TO: DEFENDANT, KYLE THOMAS HIRT, whose last known address is: 7761 Buckingham Road, Fort Myers, Florida 33905 7761 Buckingham Road, Fort Myers, Florida 33905 234 Maison Grande Avenue, Lehigh Acres, FL 33936 501 SE 15th Street, Cape Coral, FL 33990 YOU ARE NOTIFIED that an action to recover your payment obligations for failure to pay amounts due under an agreement with Plaintiff has been filed against you in Lee County, Florida Circuit Court and you are required to serve a copy of your written defenses, if any, to it on Miles A. Llerena, Esq., the Plaintiff's attorney, whose address is 200 S. Biscayne Blvd., Suite 1650, Mi- ami, Florida 33131, on or before June 24, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi- ately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. A copy of this Notice of Action will be published in The Business Observer for four con- secutive weeks. Dated this 15th day of May, 2025. Kevin C. Karnes Clerk of the Court and Comptroller (SEAL) By: K. Harris As Deputy Clerk Miles A. Llerena, Esq., the Plaintiff's attorney, 200 S. Biscayne Blvd., Suite 1650, Miami, Florida 33131 May 23, 30; June 6, 13, 202525-01857L

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CC-02736 CENTRE COURT I CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RANDY R. RIVAIT, et al., Defendants. TO: UNKNOWN SPOUSE OF HER- OINA M. DE LA ROSA 2121 COLLIER AVE., APT. 304 FORT MYERS, FL 33901 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' associa- tion assessments on the following real property located in Lee County, Florida: Unit 304 of CENTRE COURT CONDOMINIUM I, a con- dominium, according to the Decla- ration of Condominium thereof, as recorded in O.R. Book 1622, Page 1725, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements. has been filed against you, UNKNOWN SPOUSE OF HEROINA M. DE LA ROSA, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows: Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter within thirty (30) days af- ter the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure. Dated on: 05/15/2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk Jennifer A. Nichols, Esq., 999 Vanderbilt Beach Rd., Suite 401, Naples, FL 34108, Telephone: 239-649-6200, #100711.0012 May 23, 30, 202525-01864L
FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CC-02736 CENTRE COURT I CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RANDY R. RIVAIT, et al., Defendants. TO: RANDY R. RIVAIT 2121 COLLIER AVE., APT. 304 FORT MYERS, FL 33901 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association as- sessments on the following real prop- erty located in Lee County, Florida: Unit 304 of CENTRE COURT CONDOMINIUM I, a condo- minium, according to the Decla- ration of Condominium thereof, as recorded in O.R. Book 1622, Page 1725, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements. has been filed against you, RANDY R. RIVAIT, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows: Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter within thirty (30) days af- ter the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure. Dated on: 05/15/2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk Jennifer A. Nichols, Esq., 999 Vanderbilt Beach Rd., Suite 401, Naples, FL 34108, Telephone: 239-649-6200, #100711.0012 May 23, 30, 202525-01862L

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CC-02736 CENTRE COURT I CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RANDY R. RIVAIT, et al., Defendants. TO: UNKNOWN SPOUSE OF RANDY R. RIVAIT 2121 COLLIER AVE., APT. 304 FORT MYERS, FL 33901 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association as- sessments on the following real prop- erty located in Lee County, Florida: Unit 304 of CENTRE COURT CONDOMINIUM I, a condo- minium, according to the Decla- ration of Condominium thereof, as recorded in O.R. Book 1622, Page 1725, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements. has been filed against you, UNKNOWN SPOUSE OF RANDY R. RIVAIT, and you are required to serve a copy of your written defenses, if any, to it on Plain- tiff's attorney, whose name and address is as follows: Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter within thirty (30) days af- ter the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure. Dated on: 05/15/2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk Jennifer A. Nichols, Esq., 999 Vanderbilt Beach Rd., Suite 401, Naples, FL 34108, Telephone: 239-649-6200, #100711.0012 May 23, 30, 202525-01863L
FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 36-2024-CA-002457 BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WAYNE G. MAGIN AKA WAYNE GORDON MAGIN AKA W.G. MAGIN, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 25, 2025, and entered in Case No. 36-2024-CA-002457 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Bank of America, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Wayne G. Magin aka Wayne Gordon Magin aka W.G. Magin, deceased; Fifth Third Bank, N.A. (South Florida);Pine Run Homeowners' Association, Inc.;Three Oaks I Master Association, Inc.; Rich- ard Magin; The Unknown Heirs, De- visees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Lynne Conner Magin, deceased; Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants 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 12th day of June, 2025, the fol- lowing described property as set forth in said Final Judgment of Foreclosure: LOT 4, BLOCK 3, FIRST AN- NEX TO PINE RUN AT THREE OAKS, BEING A REPLAT OF BLOCKS 3 AND 5 OF PINE RUN AT THREE OAKS AND PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWN- SHIP 46 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORD- ED IN PLAT BOOK 40, PAGE 5, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 9382 PINEAPPLE RD FORT MYERS FL 33967 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 05/19/2025 Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida (SEAL) By: N Wright Angad Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com IN - 24-004729 May 23, 30, 202525-01889L
FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 362024CA006189A001CH ONSLow BAY FINANCIAL LLC, Plaintiff, vs. PATRICK JEROME SHEETS; REGINA C. SHEETS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pur- suant to an Order or Summary Fi- nal Judgment of foreclosure dated May 9, 2025, and entered in Case No. 362024CA006189A001CH of the Circuit Court in and for Lee County, Florida, wherein ONSlow Bay Finan- cial LLC is Plaintiff and PATRICK JEROME SHEETS; REGINA C. SHEETS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM- ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE- SCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction web- site, www.lee.realforeclose.com, 9:00 a.m., on June 12, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 10 AND 11, BLOCK 6064, CAPE CORAL SUBDIVI- SION, UNIT 96, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 45 THROUGH 51, OF THE PUB- LIC RECORDS OF LEE COUN- TY, FLORIDA. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID- ED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED at Ft. Myers, Florida, on 05/15/2025 KEVIN C. KARNES As Clerk, Circuit Court (SEAL) By: N Wright Angad As Deputy Clerk Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1463-206660 / VMR May 23, 30, 202525-01867L

PUBLISH YOUR
LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

LV20878.V1.6

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CA-001018 SUSAN A. MCGUIRE AS TRUSTEE OF THE ROBERT J. ERKERT AND SUSAN A. MCGUIRE REVOCABLE TRUST DATED MAY 18, 2004. Plaintiff, v. SHAINA ELIZABETH SWETMAN AND GRANT THOMAS SWETMAN, Unknown Tenant #1, and Unknown Tenant #2, Unknown Person in Possession #1, Unknown Person in Possession #2, and all Unknown Parties as heirs, devisees, or grantees assigned as lienholders, creditors, trustees, or in any other capacity, claiming by, through, under or against the named Defendants, Defendants. TO: The last known address of SHAI- NA ELIZABETH SWETMAN and GRANT THOMAS SWETMAN is 510 SE 27th Terrace, Cape Coral, FL 33904 And whose current addresses are un- known. YOU ARE NOTIFIED that an ac- tion for Foreclosure of Mortgage on the following described property and located at 510 SE 27th Terrace, Cape Coral, FL 33904, and more fully de-	scribed as: Lot 2, Block 901, Cape Coral, Unit 25, according to the map or plat thereof as recorded in Plat Book 14, Page 90, 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, within 30 days of the first publication of this Notice, to wit on Melville G. Brinson III, Plaintiff's attor- ney, whose address is Melville G. Brin- son III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@ afblaw.com, and file the original with the Clerk of this Court either before service on plaintiff's attorney or imme- diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. WITNESS, my hand and seal of the court on the 19th day of May 2025. KEVIN C. KARNES As Clerk of the Court (SEAL) By: K. Harris As Deputy Clerk
	Melville G. Brinson III, Plaintiff's attorney, Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@afblaw.com {00085132.DOCX} May 23, 30, 202525-01883L

FIRST INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case #: 25-CA-000922 DIVISION: T CrossCountry Mortgage, LLC Plaintiff, -vs.- Robert E. Dawson; Rachael L. Dawson a/k/a Rachael Dawson; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). TO: Robert E. Dawson: 1521 Southwest 43rd Lane, Cape Coral, FL 33914 and Rachael L. Dawson a/k/a Rachael Daw- son: 1521 Southwest 43rd Lane, Cape Coral, FL 33914 Residence unknown, if living, includ- ing any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, credi- tors, 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 aforemen- tioned unknown Defendants and such of the aforementioned unknown Defen- dants 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 follow- ing real property, lying and being and situated in Lee County, Florida, more particularly described as follows: LOT(S) 71 AND 72, BLOCK 3337, CAPE CORAL UNIT 65,	A SUBDIVISION, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 151 THROUGH 164, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. more commonly known as 1521 Southwest 43rd Lane, Cape Cor- al, FL 33914. 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 Ra- ton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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 Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 19th day of May, 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 24-331803 FCO1 CXE May 23, 30, 202525-01884L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-000976 EQUIPOISE INVESTMENTS III, LLC, Plaintiff, v. ESTATE OF DAVID T. JAMES, JR., UNKNOWN HEIRS OF DAVID T. JAMES, JR., ESTATE OF DORIS JAMES, UNKNOWN HEIRS OF DORIS JAMES AND DAVID T. JAMES, JR., as Trustee of DAVID T. JAMES, JR., REVOCABLE TRUST, DATED 12/18/1997, Defendants. TO: ESTATE OF DAVID T. JAMES JR 1446 BADGER ST NEW CAMBRIA, MO 63558 UNKNOWN HEIRS OF DAVID T. JAMES JR 1446 BADGER ST NEW CAMBRIA, MO 63558 ESTATE OF DORIS JAMES 1446 BADGER ST NEW CAMBRIA, MO 63558 UNKNOWN HEIRS OF DORIS JAMES 1446 BADGER ST NEW CAMBIRA, MO 63558 DAVID T. JAMES JR., as Trustee of DAVID T. JAMES, JR., REVOCABLE TRUST, DATED 12/18/1997 1446 BADGER ST NEW CAMBRIA, MO 63558 YOU ARE NOTIFIED that an ac- tion to quiet title on the following property in Lee County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE,	LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 13 AND 14, BLOCK 27, UNIT 9, SECTION 26, TOWN- SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 46, PUBLIC RECORDS, LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your writ- ten 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 24, 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 de- manded in the Complaint. DATED this 15th day of May, 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 May 23, 30; Jun. 6, 13, 202525-01865L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case File: 25-CA-1343 Division: Civil CAPE HOLDINGS ENTERPRISES, INC., a Florida corporation, Plaintiff(s), v. GRANTSG, LLC, et al., Defendant(s), TO: GRANTSG, LLC, 9 Dairy Farm Road, #06-03, Singapore 679038, Republic of Singapore, OHAMMED SAAD M.AL.HARTHY, 8333 Tamarack Drive, Florence, KY 41042, ALLAN LEE, 385 County Road 218, Marengo, OH 43334, BRENDA L. LEE, 385 County Road 218, Marengo, OH 43334, INVESTMENT RETRIEVERS, INC., 950 Glenn Drive, Suite 160, Folsom, CA 95630, THERESA M. WILLIAM- SON, 3277 Fox Chase Circle N #110, Palm Harbor, FL 34683, WILLIAM J. MOSHER, 1523 Aren Avenue, Clear- water, FL 34615, JAMES M. MOSHER, 10 Glen Road, San Anselmo, CA 94960, MICHAEL B. MOSHER, 217 E. Santa Barbara Road, Lindenhurst, NY 11757, EUGENE ROBINSON, JR., 16411 N.W. 37th Court, Miami, Florida 33054, KR- ISHEL ANNE PANTON, 20110 NW 34 th Avenue, Opa Locka, FL 33056, JOHN GILPIN, Address Unknown, ROBERT R. MASTERS, 4035 Teak Circle, Naperville, IL 60564, EILEEN M. MASTERS, 4035 Teak Circle, Na- perville, IL 60564, HUMBERTO O. ROMERO, 735 Ocean Avenue, #1E, Brooklyn, NY 11226, HELEN ZAISS, 5609 Hickory Stick, Burlington, IA 52601, JAYPAL REDDY SANGALA, 1176813 Gandhi Nagar Hyderabad, Andhra Pradesh AP 500 080 India, SMITHA SANGALA, 1176813 Gandhi Nagar Hyderabad, Andhra Pradesh AP 500 080 India, if alive, or if dead, whether active or inactive, their un- known spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under, or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or de- mand against the Defendant(s) in re- gards to the following described prop- erty in Lee County, Florida: LOT 5, BLOCK 15, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 4, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 2, BLOCK 32, UNIT 2, LEHIGH PARK, SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 12, BLOCK 11, UNIT 2, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, REPLAT OF SECTION 12, ACCORDING TO THE MAP OR PLAT THERE- OF, RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 3, BLOCK 29, UNIT 5, REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK, NORTHWEST SEC- TION IN SECTION 16, TOWN- SHIP 44 SOUTH, RANGE 26	EAST, LEHIGH ACRES, AC- CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 193, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 21, BLOCK 24, UNIT 5, REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK, NORTHWEST SEC- TION IN SECTION 16, TOWN- SHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC- CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 193, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOTS 14, BLOCK 6, UNIT 2, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 9, BLOCK 2, UNIT 1, SECTION 16, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 161 THRU 176, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 9, BLOCK 31, UNIT 4, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOTS 5, BLOCK 5, UNIT 1, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plain- tiff's attorney, Bill McFarland, P.A., P.O. Box 151458, Cape Coral, Florida 33915, and file the original with the Clerk of the Circuit Court, Lee County, P.O. Box 310, Ft. Myers, FL 33902 on or before June 25, 2025, or otherwise a default judgment will be entered against you for the relief sought in the Complaint. THIS NOTICE will be published four times, once each week for four consecu- tive weeks in a newspaper of general circulation published in Lee County, Florida. Dated this 16th day of May, 2025. KEVIN C. KARNES Clerk of the Court (SEAL) By K. Harris Deputy Clerk Bill McFarland P.O. Box 151458 Cape Coral, Florida 33915 Fla. Bar No. 195103 May 23, 30; Jun. 6, 13, 202525-01882L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 25-CA-002440 Judge: Michael T. McHugh SABINE BURSTEIN, an individual, Plaintiff, v. THE UNKNOWN HEIRS OF KARL BURSTEIN, and all others claiming by, through or under KARL BURSTEIN, Defendants. TO: THE UNKNOWN HEIRS OF KARL BURSTEIN Last Known Addresses: Unknown YOU ARE NOTIFIED that an ac- tion to quiet title on the following property in Lee County, Florida: Lot 5, Block 15, Unit 12, COUN- TRY CLUB ESTATES, SEC- TION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF 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, Pages 104 through 115, Public Records of Lee County, Florida. Parcel ID: 34-44-27-L4- 00015.0050 Address: 1418 Scenic Street, Le- high Acres, FL 33936 (the "Property"). has been filed against you and you are required to serve a copy of your writ- ten defenses by the Lee County Clerk	of Court's scheduled default date of June 24, 2025 on Bradley W. Butcher, Plaintiff's attorney, whose address is 13515 Bell Tower Drive, Second Floor, Fort Myers, Florida 33907 and file the original with this Court either before service on Plaintiff's attorney, or imme- diately 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 four (4) consecutive weeks in the Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. DATED this 15th day of May, 2025. CLERK OF THE CIRCUIT COURT (SEAL) KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: K. Harris as Deputy Clerk The Dorcay Law Firm, PLC 13515 Bell Tower Drive, Second Floor Fort Myers, Florida 33907 May 23, 30; Jun. 6, 13, 202525-01871L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CA-657 WILLIAM B. WATSON and MARILYN R. WATSON, Plaintiffs, WILLIAM JAMES BORCHERT IF ALIVE, OR ESTATE WILLIAM JAMES BORCHERT, UNKNOWN HEIRS, DEVISEES, GRANTEES, BENEFICIARIES, CREDITORS OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST WILLIAM JAMES BORCHERT, Defendants, TO THE DEFENDANT: WILLIAM JAMES BORCHERT IF ALIVE, who may claim an interest in the real prop- erty which is subject of this action. YOU ARE HEREBY NOTIFIED that an action for quieting title for the fol- lowing property in Lee County, Florida has been filed against you: Lots 19 and 20, Block 20, Cape Coral Unit 4 Part 1, according to plat recorded in Plat Book 11, Page 42, Public Records of Lee County, Florida, and the land de- scribed in Official Records Book 2566 Page 2050 and Official Records Book 3288 Page 1544, more particularly described as follows: By extending the lot line between Lots 18 and 19 for 2.73 feet in the westerly direction and by extend- ing the lot line between Lots 20 and 21 for 2.84 feet in the wester- ly direction, the area enclosed between the back lot lines of Lots 19 and 20 and the two extensions previously described connected by the water face of the con- structed seawall amounting ot 224 square feet, more of less, all in Block 20, Cape Coral, Unit 4 Part 1, recorded in Plat Book 11, Page 42,Public Records of Lee County, Florida.	More commonly known as: 5418 Coronado Pkwy., Cape Coral, FL 33904 Parcel # 13-45-23-C3- 00020.0190 The last known address for De- fendant is: WILLIAM JAMES BORCHERT IF ALIVE, 2619 FORUM BLVD. UNIT 109, FORT MYERS, FL 33905 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 June 13, 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 Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. DATED at Lee County, Florida, this 14th day of May, 2025. Kevin C. Karnes Clerk of Circuit Court (SEAL) By: Kennedy Harris Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, May 23, 30; June 6, 13, 202525-01840L

FIRST INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case #: 25-CA-001503 DIVISION: H Truist Bank Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Elsie Morine Hopp a/k/a Elsie M. Hopp a/k/a Elsie Hopp a/k/a Elise Hopp f/k/a Elsie Morine Carter f/k/a Elsie M. Carter f/k/a Elsie Morine Hildreth, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al Defendant(s). TO: Unknown Heirs, Devisees, Grant- ees, Assignees, Creditors, Lienors, and Trustees of Elsie Morine Hopp a/k/a Elsie M. Hopp a/k/a Elsie Hopp a/k/a Elise Hopp f/k/a Elsie Morine Carter f/k/a Elsie M. Carter f/k/a Elsie Morine Hildreth, Deceased, and All Other Per- sons Claiming by and Through, Under, Against The Named Defendant(s): Residence unknown, if living, includ- ing any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, credi- tors, 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 aforemen- tioned unknown Defendants and such of the aforementioned unknown Defen- dants 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 follow- ing real property, lying and being and situated in Lee County, Florida, more particularly described as follows: LOT 263, LAZY DAYS MO- BILE VILLAGE, UNIT TWO, ACCORDING TO THE PLAT	THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1011, PAGE 1851 OF THE PUB- LIC RECORDS OF LEE COUN- TY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1980, MAKE: HOME, VIN#: 03650243AN AND VIN#: 03650243BN. more commonly known as 840 Peaceful Drive, North Fort My- ers, FL 33917. 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 Ra- ton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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 Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 16th day of May, 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 24-331672 FCO1 SUT May 23, 30, 202525-01876L

Q&A

Who benefits from legal notices?

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

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

IV18237-V13

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 25-CA-000508
BANK OF AMERICA, N.A.,
Plaintiff, vs.
ESTATE OF FRANCISCO
RODRIGUEZ, DECEASED;
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
CREDITORS, LIENORS,
TRUSTEES OF FRANCISCO
RODRIGUEZ, DECEASED;
ESTATE OF SARA CRUZ DE
RODRIGUEZ, DECEASED;
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
CREDITORS, LIENORS,
TRUSTEES OF SARA CRUZ
DE RODRIGUEZ, DECEASED;
ESTATE OF LUIS CRUZ A/K/A
LUIS CRUZ TORRES, DECEASED;
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
CREDITORS, LIENORS,
TRUSTEES OF LUIS CRUZ A/K/A
LUIS CRUZ TORRES, DECEASED;
SARA JUDITH RODRIGUEZ;
JULIA ENID RODRIGUEZ; ANNIE
RODRIGUEZ; ANTONIO
RODRIGUEZ; FRANCISCO
RODRIGUEZ; SUZY RODRIGUEZ;
ROBERTO ALEXIS SANTIAGO

VALENTIN; ASHLEY MONIQUE
SANTIAGO VALENTIN; TREVOR
XAVIER SANTIAGO VALENTIN;
LESLIE A. CRUZ; ANGELINA
ARROYO; ALONDRA CRUZ;
FABIOLA CRUZ; MARY CARMEN
CRUZ; VICTOR CRUZ, JR.;
FRANCISCO CRUZ; DAVID
ANTONIO CRUZ; MERARI
BORRERO; DEBORAH CARRERO
A/K/A DEBORAH CRUZ; IRENE
NEGRONI; ANDRES CRUZ,
JR.; AIDA LOPEZ; ISAAC CRUZ
TORRES; RUBEN CRUZ-TORRES;
LUIS ANIBAL CRUZ; MARYLUZ
CRUZ; NOEMI CRUZ; AQUA
FINANCE, INC.;; UNKNOWN
TENANT(S) IN POSSESSION #1
and #2, et.al.
Defendant(s).
TO: ANNIE RODRIGUEZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ANTONIO RODRIGUEZ
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
SUZY RODRIGUEZ
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
LESLIE A. CRUZ
(Current Residence Unknown)

(Last Known Address(es))
6049 EDMUND STREET
PHILADELPHIA, PA 19135
2715 N FAIRHILL ST
PHILADELPHIA, PA 19133
ANGELINA ARROYO
(Last Known Address)
173 WEST ALLEGHENY AVENUE,
#301
PHILADELPHIA, PA 19133
ALONDRA CRUZ
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
FABIOLA CRUZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
D3 CALLE 3
HUMACAO, PR 00791
VICTOR CRUZ, JR.
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
FRANCISCO CRUZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
4221 OTHELLO LN, APT 128
FORT MYERS, FL 33916
LUIS ANIBAL CRUZ
(Last Known Address)
HC 15M BOX 15989

HUMACAO, PR 00791-9745
ESTATE OF FRANCISCO RODRI-
GUEZ, DECEASED
(Last Known Address)
1911 NW 15TH TER
CAPE CORAL, FL 33993
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, CREDI-
TORS, LIENORS, TRUSTEES OF
FRANCISCO RODRIGUEZ, DE-
CEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ESTATE OF SARA CRUZ DE RODRI-
GUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, CREDI-
TORS, LIENORS, TRUSTEES OF
SARA CRUZ DE RODRIGUEZ, DE-
CEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ESTATE OF LUIS CRUZ A/K/A LUIS
CRUZ TORRES, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, CREDI-
TORS, LIENORS, TRUSTEES OF
LUIS CRUZ A/K/A LUIS CRUZ TOR-
RES, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
YOU ARE NOTIFIED that an ac-
tion for Foreclosure of Mortgage on
the following described property:
LOT 8, BLOCK 66, LEHIGH
ACRES, UNIT 12, SECTION
22, TOWNSHIP 45 SOUTH,
RANGE 27 EAST, AS PER PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 18, PAGE 84, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
A/K/A: 720 LAMAR STREET
EAST, LEHIGH ACRES, FL
33974.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on Brian L. Ro-
saler, 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 Busi-
ness Observer) and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or imme-
diately 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact Brooke Dean, Opera-
tions Division Manager, whose office
is located at Lee County Justice Cen-
ter, 1700 Monroe Street, Fort Myers,
Florida 33901, and whose telephone
number is (239) 533-1771, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
WITNESS my hand and the seal
of this Court this 15th day of May,
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
24-51691
May 23, 30, 2025 25-01870L



Are internet-only legal notices sufficient?

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.

How much do legal notices cost?

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.

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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.

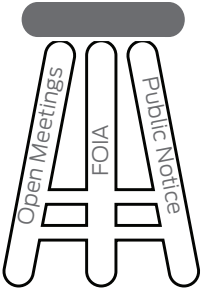
What is a public notice?

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.

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

SUBSEQUENT INSERTIONS			

--- ACTIONS ---			
SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NUMBER: 25-CA-1235 IN RE: 9570 GREEN CYPRESS BUILDING 203 UNIT E-3 APRIL SINISI Plaintiff VS. DOMINIC MARCIANO Defendant TO: Defendant Dominic Marciano. YOU ARE NOTIFIED that an ac- tion to quiet title to the following property in Lee County, Florida: 9570 Green Cypress Building 203 Unit E-3, Fort Myers, FL, 33905 in Lee County, Florida ("Real Property") legally de- scribed as:Condominium Unit No. E-3 of Building No. 203 of Pine Ridge at Fort Myers Village I-#2, a Condominium, according to the Declaration of Condomin- ium thereof recorded in Official Records Book 1831, Page 4635 of the Public Records of Lee Coun- ty, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiff's attorney Scott Kuhn, Esq., 6720 Win- kler Rd., Fort Myers, Fl, 33919, , on or before June 18, 2025 and file the origi- nal with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED on May 09, 2025. Kevin C. Karnes As Clerk of the Court (SEAL) By K Shoap As Deputy Clerk Scott Kuhn, Esq., 6720 Winkler Rd., Fort Myers, Fl, 33919 May 16, 23, 30; Jun. 6, 2025 25-01786L			
THIRD INSERTION			
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA Case No. 25-DR-1634 U IN RE: The Marriage of: DALGONAL ALFRADO HYDE Petitioner and AMELIA LATOYA WATSON- HYDE Respondent TO: AMELIA LATOYA WATSON- HYDE 1921 N.E. 17th Avenue Cape Coral, Florida 33909 YOU ARE HEREBY NOTIFIED that an action for dissolution of mari- age has been filed against you. You are required to serve a copy of your written defenses, if any, to it on John R. Lo- nergan, Esq., the petitioner's attorney, whose address is 15880 Summerlin Road, Suite 300-401, Fort Myers, Flori- da 33908, on or before June 9, 2025, and file the original with the clerk of this court at P.O. Box 310, Fort Myers, Florida 33902-0310, before service on the petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for relief de- manded 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 Cir- cuit Court's office notified of your cur- rent address (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily 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, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. DATED: April 30th, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: E Bakelman Deputy Clerk May 9, 16, 23, 30, 2025 25-01742L			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001491 Division: PROBATE IN RE: THE ESTATE OF THOMAS MARK MERRILL, Deceased. The administration of the estate of THOMAS MARK MERRILL, de- ceased, File Number 25-CP-001491, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 MONROE ST. FT MYERS, FLORIDA, 33901. The names and addresses of the personal representative and the personal rep- resentative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. The date of first publication of this Notice is May 16, 2025. A personal representative or curator have no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the de- cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property rights at Death Act as described in /sections 632.216- 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. Personal Representative: RICKY DEAN WYLES Name 194 VISTA LANE NAPLES, FLORIDA 34119 Attorney for Personal Representative: RICHARD A. HAMILTON Attorney Florida Bar No. 0330574 1632 SAND KEY ESTATES CT. CLEARWATER, FLORIDA 33767 Telephone 810-845-0262 May 16, 23, 2025 25-01810L			

--- ACTIONS / ESTATE ---			
SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION File No. 25-CA-001336 East Winds Consulting, LLC, a foreign company Plaintiff, vs. Aurelia N. Soogea; Pena Model LLC, a Florida Limited Liability Company and Sunra Investments LLC, a Florida Limited Liability Company Defendant(s). To: Aurelia N. Soogea 238 Wiley St. Brentwood NY 11717 YOU ARE HEREBY NOTIFIED that a Verified Complaint to Quiet Title Based on Fraudulent Convey- ance Under Section 65.091, Florida Statutes has been filed against you. You are required to serve a copy of your written defenses, if any to it on attorney for the plaintiff, Michael J. Farrar, Esq., whose address is 3508 NW 114 Ave. # 201, Doral FL 33178 and file the original with the clerk of the above styled court on or before June 23, 2025; otherwise a default will be entered against you for the re- lief prayed for in the Complaint. This notice shall be published once a week for four consecutive weeks in Business Observer Florida beginning on 05/16/2025 Legal description of property: 50% of Lots 19 and 20, Block 1430, Unit 16, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Pages 76 to 88 and 95, inclusive, Public Records of Lee County, Florida. a/k/a 419 SE 8th Pl Cape Coral FL 33990 WITNESS my hand and the seal of said court at Ft. Myers, Florida on 05/12/2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By K. Harris Deputy Clerk Michael J. Farrar, Esq., 3508 NW 114 Ave. # 201, Doral FL 33178 May 16, 23, 30; Jun. 6, 2025 25-01801L			
SECOND INSERTION			
AMENDED NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24 -CP-03250 IN RE: ESTATE OF MOLLY CHANDIRAMANI, Deceased. The administration of the Estate of MOLLY CHANDIRAMANI, deceased, who died on August 19, 2024, is pend- ing 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 ad- dresses of the Personal Representative and the Personal Representative's attor- ney are set forth below. All creditors of the Decedent and other persons having claims or de- mands 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 de- mands against Decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 16, 2025. Personal Representative: RAYAN CHANDIRAMANI 4235 Villa Rapallo Way North Fort Myers, FL 33917 Attorney for Personal Representative: GREENE & GREENE Attorneys at Law /s/ Drew C. Aldikacti Raleigh W. Greene, IV, Esq. Florida Bar No. 93584; SPN 03180722 Drew Aldikacti, Esq. Florida Bar No. 114034 401 Fourth Street North St. Petersburg, Florida 33701 Telephone (727) 821-2900 eservice@greenelegalfirm.com daldikacti@greenelegalfirm.com BGreenegreenelegalfirm.com May 16, 23, 2025 25-01818L			
SECOND INSERTION			
NOTICE TO CREDITORS CIRCUIT COURT - 20TH JUDICIAL CIRCUIT - LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1511 IN RE: ESTATE OF JAMES A. PLESH, Deceased. The administration of the estate of James A. Plesh, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and ad- dresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 16, 2025. Personal Representative: Signed by: Dawn Marie Young Dawn Marie Young 26 Oak Street Medway, MA 02053 Attorney for Personal Representative: DocuSigned by: William M. Burke William M. Burke E-mail: wburke@cyklawfirm.com Florida Bar Number: 0967394 Coleman, Yovanovich & Koester, P.A. 4001 Tamiami Trail, Suite 300 Naples, FL 34103 Telephone: (239) 435-3535 Fax: (239) 435-1218 May 16, 23, 2025 25-01817L			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION File No: 25-CP-1401 Division: Probate IN RE: THE ESTATE OF CARLO CORLITO, Deceased. The Estate of CARLO CORLITO, de- ceased, whose date of death was April 7, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Divi- sion, File No. 25-CP-1401, which ad- dress is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is May 16, 2025. All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them. All other creditors having claims or demands against decedent's estate, in- cluding unmatured, contingent or un- liquidated claims, are required to file their claims with the abovenamed court within three (3) months after the date of the first publication of this notice. A personal representative or curator has no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the de- cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci- fied under s. 732.2211. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. Personal Representative: Cristina Corlito 33 Sequoia Road Woodbridge, ON L4H-1W6 Attorney for Personal Representative: Jennifer M. Neilson Florida Bar No. 54986 NEILSON LAW, P.A. 829 SE 47th Terrace Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us May 16, 23, 2025 25-01793L			

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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.

Are internet-only legal notices sufficient?

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.

How much do legal notices cost?

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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

123 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

LV20890_V3

ACTIONS / ESTATE

FOURTH INSERTION	FOURTH INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-007318</p> <p>BAHIA HOMES REAL ESTATE GROUP, LLC Plaintiff, v.</p> <p>RFJ CONSTRUCTION SERVICES, LLC, a Florida Limited Liability Company, RIGOBERTO DIAZ, an individual, FL ON SITE CONSTRUCTION, a fictitious company not registered with the Florida Department of State, YAINIER BETANCOURT, an individual, ZACHARY STEVEN TAYLOR, an individual, Defendants.</p> <p>TO: Yanier Betancourt, whose last known address is 153 Ring Ave NE, Palm Bay, FL 32907.</p> <p>YOU ARE NOTIFIED that an action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, Richard L. Cartledge, Esq. whose address is 4495 Military Trail, Suite 106, Jupiter, FL 33458 on or before June 4, 2025 and file the original with the Lee County Clerk of Court, Case No. 24-007318 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 filed herein.</p> <p>WITNESS my hand and the seal of this Court at Lee County, Florida, this 25th day of April, 2025.</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT By Kennedy Harris As Deputy Clerk</p> <p>The Linkhorst Law Firm, P.A. Attorneys for Plaintiff 4495 Military Trail, Suite 106 Jupiter, FL 33458 (561) 626-8880 / (561) 626-8885 (Fax) acl@floridahardhatlaw.com rc@floridahardhatlaw.com service@floridahardhatlaw.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS May 2, 9, 16, 23, 2025 25-01665L</p>	<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-007318</p> <p>BAHIA HOMES REAL ESTATE GROUP, LLC Plaintiff, v.</p> <p>RFJ CONSTRUCTION SERVICES, LLC, a Florida Limited Liability Company, RIGOBERTO DIAZ, an individual, FL ON SITE CONSTRUCTION, a fictitious company not registered with the Florida Department of State, YAINIER BETANCOURT, an individual, ZACHARY STEVEN TAYLOR, an individual, Defendants.</p> <p>TO: FL On Site Construction, whose last known address is 153 Ring Ave NE, Palm Bay, FL 32907.</p> <p>YOU ARE NOTIFIED that an action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, Richard L. Cartledge, Esq. whose address is 4495 Military Trail, Suite 106, Jupiter, FL 33458 on or before June 4, 2025 and file the original with the Lee County Clerk of Court, Case No. 24-007318 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 filed herein.</p> <p>WITNESS my hand and the seal of this Court at Lee County, Florida, this 25th day of April, 2025.</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT By Kennedy Harris As Deputy Clerk</p> <p>The Linkhorst Law Firm, P.A. Attorneys for Plaintiff 4495 Military Trail, Suite 106 Jupiter, FL 33458 (561) 626-8880 / (561) 626-8885 (Fax) acl@floridahardhatlaw.com rc@floridahardhatlaw.com service@floridahardhatlaw.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS May 2, 9, 16, 23, 2025 25-01664L</p>	<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-001727</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF TRESTLE TITLING TRUST-I, Plaintiff, v.</p> <p>DLIANE SHAUGHNESSY, et al., Defendants.</p> <p>TO: Dliane Shaughnessy 4418 SW 1st Ave Cape Coral FL 33914 Unknown Spouse of Dliane Shaughnessy 4418 SW 1st Ave Cape Coral FL 33914</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida:</p> <p>Lots 50 and 51, Block 1635, CAPE CORAL UNIT 30, according to the map or plat thereof as recorded in Plat Book 16, Page 26, Public Records of Lee County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, within 30 days from the</p> <p>date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 8th day of May, 2025.</p> <p>Kevin C. Karnes as Clerk of the Circuit Court of Lee County, Florida (SEAL) By: K. Harris DEPUTY CLERK</p> <p>Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 May 16, 23, 2025 25-01769L</p>	<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-006841</p> <p>LOANDEPOT.COM, LLC, Plaintiff, v.</p> <p>JOSE MARCOS GAUCIN; ET AL, Defendant(s).</p> <p>To the following Defendant(s): JOSE MARCOS GAUCIN (Last Known Address: 1413 BROOKHILL DRIVE, FORT MYERS, FL 33916)</p> <p>YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:</p> <p>LOT 99, BROOKHILL SUBDIVISION 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 34, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 1413 BROOKHILL DRIVE, FORT MYERS, FL 33916</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>This notice is provided pursuant to Administrative Order No. 2010-08</p> <p>WITNESS my hand and the seal of this Court this 12th day of May, 2025.</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By K. Harris As Deputy Clerk</p> <p>Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 May 16, 23, 2025 25-01800L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 25-CA-001553</p> <p>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.</p> <p>RYAN GARRETT A/K/A RYAN HAMMOND GARRETT, et al., Defendant.</p> <p>To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST MICHAEL GARRETT A/K/A MICHAEL A. GARRETT A/K/A MICHAEL ALVIN GARRETT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 6, BLOCK 3, UNIT ONE RIVERDALE SHORES, AS PER PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 33, PAGES 54 THROUGH 58,</p>	<p>INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address 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 immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.</p> <p>WITNESS my hand and seal of this Court this 14th day of May, 2025.</p> <p>Kevin C. Karnes CLERK OF COURT OF LEE COUNTY (SEAL) By K. Harris</p> <p>Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11469FL May 16, 23, 2025 25-01808L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 25-CP-1436</p> <p>Division Probate</p> <p>IN RE: ESTATE OF CLINTON J. MULLINS A/K/A CLINTON JOSEPH MULLINS Deceased.</p> <p>The administration of the estate of Clinton J. Mullins a/k/a Clinton Joseph Mullins, deceased, whose date of death was September 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, Florida 33902. 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,</p>	<p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 16, 2025.</p> <p>Personal Representative:</p> <p>Lora Mullins 10075 East Highway 70 Eubank, Kentucky 42567</p> <p>Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com May 16, 23, 2025 25-01807L</p>

THIRD INSERTION	THIRD INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-001087</p> <p>HERITAGE ENTERPRISES FL LLC, Plaintiff, vs.</p> <p>CARMEN VARANO, deceased and all others claiming by, through and under CARMEN VARANO, deceased, RUO JIA, and all others claiming by, through and under RUO JIA, LING LI, and all others claiming by, through and under LING LI, XIN YI JIA, and all others claiming by, through and under XIN YI JIA, REN ZHI ZHANG, and all others claiming by, through and under REN ZHI ZHANG, JOSETTE OUVRE, and all others claiming by, through and under JOSETTE OUVRE, OLIVIER FABIANI, and all others claiming by, through and under OLIVIER FABIANI, BETTY J. LANE, deceased and all others claiming by, through and under BETTY J. LANE, deceased, HOLLY HOLDERBY, and all others claiming by, through and under HOLLY HOLDERBY, EMMETT HOLDERBY, LOUANN HAGGERTY, GINA LANE, THOMAS LANE and JOHN LANE, Defendant,</p>	<p>TO: CARMEN VARANO, deceased and all others claiming by, through and under CARMEN VARANO, deceased, RUO JIA, and all others claiming by, through and under RUO JIA, LING LI, and all others claiming by, through and under LING LI, XIN YI JIA, and all others claiming by, through and under XIN YI JIA, REN ZHI ZHANG, and all others claiming by, through and under REN ZHI ZHANG, JOSETTE OUVRE, and all others claiming by, through and under JOSETTE OUVRE, OLIVIER FABIANI, and all others claiming by, through and under OLIVIER FABIANI, BETTY J. LANE, deceased and all others claiming by, through and under BETTY J. LANE, deceased and HOLLY HOLDERBY, and all others claiming by, through and under HOLLY HOLDERBY</p> <p>YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Lee County, Florida:</p> <p>Parcel 1: East 1/2 of Lot 24, Block 11, Unit 3, Section 1, Township 44 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 3, of the Public Records of Lee County, Florida. a/k/a 4506 E 21st St, Alva, FL 33920 ("Parcel 1").</p> <p>Parcel 2: Lot 14, Block 53, Unit 9, Section 2, Township 45 South, Range 27 East, Leigh Acres, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 199, of the Public Records of Lee County, Florida. a/k/a 1021 Belmont St E, Lehigh Acres, FL 33974 ("Parcel 2").</p> <p>Parcel 3: Lot 7, Block 58, Unit 10, Section 2, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 81, of the Public Records of Lee County, Florida. a/k/a 1064 Barcelona St E, Lehigh Acres, FL 33974 ("Parcel 3").</p> <p>Parcel 4: Lot 6, Block 341, Unit 58, Part E, Greenbriar, Section 7, Township 44 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 81, of the Public Records of Lee County, Florida. a/k/a 743 Longbow Ln, Lehigh Acres, FL 33972 ("Parcel 4").</p> <p>Parcel 5: Lot 13, Block 54, Plat of Unit 9 Section 22, Township 45 South, Range 27 East a Subdivision of Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 79, of the Public Records of Lee County, Florida. a/k/a 725 Lopez St E, Lehigh Acres, FL 33974 ("Parcel 5").</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 16, 2025, 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.</p> <p>DATED this 6th day of May 2025.</p> <p>Kevin C Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk</p> <p>J.D. Manzo, Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 May 9, 16, 23, 30, 2025 23-01755L</p>

ESTATE

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000908
IN RE: ESTATE OF GERTRUD A. BRUEWER, Deceased

The administration of the estate of GERTRUD A. BRUEWER, deceased, whose date of death was April 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of 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 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 May 16, 2025.

Personal Representative:
Ralph Bruewer
(Apr 14, 2025 12:46 EDT)
RALPH H. BRUEWER
2135 Cliff Road
North Bend, OH 45052
Attorney for Personal Representative:
/s/ Jeffrey A. Attia
JEFFREY A. ATTIA, ESQ.
Florida Bar No. 0108199
The Law Office of Jeffrey Attia, PA
6719 Winkler Road, Suite 114
Fort Myers, FL 33919
Telephone: (239) 919-2318
Email: jeff@jeffreyyattialaw.com
May 16, 23, 2025 25-01775L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 25-CP-001387
IN RE: THE ESTATE OF MARIO MARZO MENDOZA, A/K/A, MARIO LUIS MARZO MENDOZA, Deceased.

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

The administration of the Estate of Mario Marzo Mendoza, a/k/a, Mario Luis Marzo Mendoza, Deceased, whose date of death was January 16, 2025, bearing case number 2025-CP-001387 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther Kind Jr. Boulevard, Fort Myers, Florida 3390. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is May 16, 2025.

PERSONAL REPRESENTATIVE:
Ketty Busquets
5251 Golden Gate Parkway
Suite E
Naples, FL 34116
ATTORNEY FOR PERSONAL REPRESENTATIVE
THE MARTIN FIRM, P.A.
5251 Golden Gate Parkway
Suite E
Naples, FL 34116
(239) 799-0305 Telephone
(239) 799-0306 Facsimile
/s/ Flavia Martin
Flavia Martin, Esquire
Florida Bar Number 1040203
flavia@themartinfirm.com
May 16, 23, 2025 25-01789L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1470
IN RE: ESTATE OF GERALD G. JACOBS Deceased.

The administration of the estate of Gerald G. Jacobs, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative:
Fred Sasser
333 7th Avenue S.
Naples, Florida 34102
Attorney for Personal Representative:
Haylee N. Blessing, Attorney
Florida Bar Number: 1059314
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
May 16, 23, 2025 25-01780L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001487
Division Probate
IN RE: ESTATE OF KEVIN J. CALLAGHAN Deceased.

The administration of the estate of Kevin J. Callaghan, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative:
Timothy Callaghan
4515 NW 37th Avenue
Cape Coral, Florida 33993
Attorney for Personal Representative:
Eviana J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
May 16, 23, 2025 25-01781L

SECOND 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-001243
IN RE: ESTATE OF PATRICIA ANN SHANNON, Deceased.

The administration of the estate of PATRICIA ANN SHANNON, deceased, whose date of death was July 5, 2024, 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 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.

The personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: May 16, 2025.

Signed on this 9th day of May, 2025.
ROBERT D. SHANNON
Personal Representative
1435 Mandel Road
Fort Myers, FL, 33919
Brian V. McAvoy
Attorney for Personal Representatives
Florida Bar No. 0047473
Roetzel & Andress LPA
999 Vanderbilt Beach Road, Suite 401
Naples, Florida 34108
Telephone: (239) 649-6200
Email: bmcavoy@ralaw.com
Secondary Email:
serve.bmcavoy@ralaw.com
May 16, 23, 2025 25-01790L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-00075
Division P(7)
IN RE: ESTATE OF WALBURGA HERRLER Deceased.

The administration of the estate of WALBURGA HERRLER, deceased, whose date of death was December 5, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative:
LISA ABSHER
8840 Valencia Paseo de Valencia Street
Fort Myers, Florida 33908
Attorney for Personal Representative:
Darrin R. Schutt, Esq., Attorney
Florida Bar Number: 886830
SCHUTT LAW FIRM PA
12601 New Brittany Boulevard
Fort Myers, Florida 33907
Telephone: (239) 540-7007
Fax: (239) 791-1080
E-Mail: darrin.schutt@schuttlaw.com
Secondary E-Mail:
brittany@schuttlaw.com
May 16, 23, 2025 25-01811L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000204
IN RE: ESTATE OF RONALD L. LEFFEL 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 Ronald L. Leffel, deceased, File Number 25-CP-000204, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was October 25, 2024; that the total value of the estate is \$231,000.00, all of which is exempt property, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Cristine L. Lynch	9100 Carolina St. Bonita Springs, FL 34135
Angela M. Kotch	130 Concord Dr. E. Palastine, OH 44413
Dean A. Leffel	26911 Lost Woods Circle Bonita Springs, FL 34135
Darryl G. Leffel	5220 New Milford Rd. Ravenna, OH 44266
Ronnie Leigh	Leffel 9100 Carolina St. Bonita Springs, FL 34135

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 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 date of first publication of this Notice is May 16, 2025.

Person Giving Notice:
Cristine L. Lynch
9100 Carolina St.
Bonita Springs, FL 34135
Attorney for Person Giving Notice
Carol R. Sellers
Attorney
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@richardsonsell.com
May 16, 23, 2025 25-01823L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-1375
Division: Probate
IN RE: ESTATE OF HARRIET J. QUADE-GALLAGHER aka HARRIET J. GALLAGHER, 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 Harriet J. Quade-Gallagher aka Harriet J. Gallagher, deceased, File Number 25-CP-1375, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was April 5, 2025; that the total value of the Estate is \$13,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name	Address
Joanne C. Byrne	16541 Heron Coach Way, Apt. 502, Fort Myers, FL 33908
Janine M. Boldra	1415 Marie Lane, Menasha, WI 54952
Jacqueline A. Laumann	314 Thomas Court, Wales, WI 53183

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

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

The date of first publication of this Notice is May 16, 2025.

Person Giving Notice:
Joanne C. Byrne
16541 Heron Coach Way
Apt. 502
Fort Myers, FL 33908
Attorney for Person Giving Notice:
Kevin A. Kyle
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@kylegskattorneys.com
01063351.DOC/1
May 16, 23, 2025 25-01779L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-005238
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. AKO & M INVESTMENTS LLC, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 5, 2025 in Civil Case No. 24-CA-005238 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST is Plaintiff and AKO & M Investments LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5 day of June, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 72A and 73, Block 125, Cape Coral Unit 5, according to the map or plat thereof recorded in Plat Book 11, Page 80, of the Public Records of Lee County, Florida.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF LOT 72A, BLOCK 125, UNIT 5, CAPE CORAL RECORDED IN PLAT BOOK 11 PAGE 85 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, THENCE N 65 DEG E FOR 5.0 FEET TO THE CENTER OF A SEAWALL, THENCE S 25 DEG E ALONG THE SAID SEAWALL FOR 50.60 FEET, THENCE S 79 DEG 00'24" W FOR 5.15 FEET, THENCE N 25 DEG W ALONG THE REAR OF PART OF LOT 73 AND ALL OF LOT 72A FOR 50.34 FEET TO THE POINT OF BEGINNING. Address: 5279 Stratford Court, Cape Coral, FL 33904

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

Dated this day of 05/08/2025

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: N WrightAngad
McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
24-09885FL
May 16, 23, 2025 25-01771L

ACTIONS / ESTATE / PUBLIC SALES

FOURTH INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA Case No. 24-DR-6178 C IN RE: The Marriage of: ALEXANDER RIVERA Petitioner and STEFANIE LYN GIARDINI a/k/a STEFANIE LYN RIVERA Respondent TO: STEFANIE LYN GIARDINI a/k/a STEFANIE LYN RIVERA 13565 Eagle Ridge Drive, #1126 Fort Myers, Florida 33912 YOU ARE HEREBY NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to it on John R. Lonergan, Esq., the petitioner's attorney, whose address is 15880 Summerlin Road, Suite 300-401, Fort Myers, Florida 33908, on or before June 4, 2025, and file the original with the clerk of this court at P.O. Box 310, Fort Myers, Florida 33902-0310, before service on the petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for 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 April 25, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: E. Bakelman Deputy Clerk
John R. Lonergan, Esq. petitioner's attorney 15880 Summerlin Road, Suite 300-401, Fort Myers, Florida 33908 May 2, 9, 16, 23, 202525-01667L

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22-CA-002915 AMERICAN FINANCIAL NETWORK, INC., Plaintiff, vs. TIMOTHY C. CLARK, SR, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 04, 2023, and entered in 22-CA-002915 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein AMERICAN FINANCIAL NETWORK, INC. is the Plaintiff and TIMOTHY C. CLARK, SR; UNKNOWN SPOUSE OF TIMOTHY C. CLARK, SR 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 June 05, 2025, the following described property as set forth in said Final Judgment, to wit: A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED IN OFFICIAL RECORD BOOK 3188 AT PAGE 4490 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CORRECTIVE DESCRIPTION FOR PARCEL "B": COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 RUN NORTH 00 DEGREES 05 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 18 FOR 1802.78 FEET TO THE SOUTHWESTERN RIGHT OF WAY LINE OF S.C.L. RAILROAD; THENCE NORTH 45 DEGREES 46 MINUTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY FOR 1929.63 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 59 SECONDS WEST FOR 938.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECONDS WEST FOR 927.23 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF AFORESAID S.C.L. RAILROAD; THENCE SOUTH 45 DEGREES 46 MINUTES 03
SECONDS EAST ALONG SAID RIGHT OF WAY FOR 661.00 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 49 SECONDS WEST FOR 659.52 FEET TO THE POINT OF BEGINNING. SUBJECT TO: THAT PORTION OF THE INGRESS & EGRESS EASEMENTS AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 3188 AT PAGE 4490 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEARINGS MENTIONED HEREIN ARE BASED UPON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD BEING NORTH 45 DEGREES 46 MINUTES 46 SECONDS WEST. TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL FOR AN EGRESS & INGRESS EASEMENT. BEGINNING AT THE AFORESAID POINT "A" THENCE SOUTH 89 DEGREES 33 MINUTES 59 SECONDS WEST 525.18 FEET TO THE EASTERLY RIGHT OF WAY OF SLATER ROAD; THENCE NORTH 0 DEGREES 57 MINUTES 05 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 43.96 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 33 SECONDS EAST 45.0 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 03 SECONDS EAST 480.18 FEET; THENCE SOUTH 0 DEGREES 26 MINUTES 01 SECONDS EAST 44.0 FEET TO THE POINT OF BEGINNING. Property Address: 18590 SLATER ROAD, 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. DATED this day of 05/07/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright Angad As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 22-033906 - MaM May 16, 23, 202525-01772L

FOURTH INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO DEPENDENT OR MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-DR-002859 DIVISION: FAMILY IN RE THE MATTER OF: ELIZABETH DALY Petitioner and MICHAEL CHAVEZ Respondent. TO: MICHAEL CHAVEZ Address: 7216 Maida Lane City, State, Zip: Fort Myers, Florida 33908 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 Elizabeth Daly, 7216 Maida Lane, Fort Myers, Florida 33908, on or before May 27, 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. [If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located] 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: 04/16/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J. Collins Deputy Clerk May 2, 9, 16, 23, 202525-01706L

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No. 25-CA-002253 RE SOLUTIONS GROUP, LLC, Plaintiff, vs. UNKNOWN HEIRS AND BENEFICIARIES OF LINDA TURNER, DECEASED, Defendant, To: Unknown Heirs and Beneficiaries of Linda Turner, deceased YOU ARE NOTIFIED that an action for partition pursuant to Florida Statute §64 has been filed against you. This action involves real property in Lee County, Florida (the "Property") more particularly described as: Lot 11, Block 45, LEHIGH ACRES UNIT 12, Section 23, Township 44 South, Range 27 East, according to the plat thereof recorded in Deed Book 254, Page 55, of the Public Records of Lee County, Florida Parcel Identification Number: 23-44-27-L1-12045.0110 Property Address: 31703 NE 111th Street, Carnation WA 98014
Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Harris As Deputy Clerk Michele Diglio-Benkiran, Esquire, C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, May 16, 23, 30; Jun. 6, 2025 25-01768L

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 2025-CA-001262 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. EDWARD STRENKO, et al. Defendants. TO: UNKNOWN SPOUSE OF EDWARD STRENKO CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 3206 SUNSHINE BLVD S LEHIGH ACRES, FL 33976 EDWARD STRENKO CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 3206 SUNSHINE BLVD S LEHIGH ACRES, FL 33976 You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida: LOT 4, BLOCK 80A, REPLAT OF TRACT C, UNIT 8, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 191, IN THE THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. commonly known as 3206 SUNSHINE BLVD S, LEHIGH ACRES, FL 33976 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 328202/2529164/wlp May 16, 23, 202525-01785L
SECOND INSERTION
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001366 BANK OF AMERICA, N.A.; Plaintiff, VS. MAUREN ANN STAHLAK, SUCCESSOR TRUSTEE OF THE SARA J. BRENNAN TRUST DATED JANUARY 8, 2009, AS AMENDED 5/30/2012; KATHLEEN MARIE CLARKE, SUCCESSOR TRUSTEE OF THE SARA J. BRENNAN TRUST DATED JANUARY 8, 2009, AS AMENDED 5/30/2012; KEITH DAVID; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF SARA J. BRENNAN A/K/A SARA JANE BRENNAN; NORTH SHORE PLACE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF SARA J. BRENNAN A/K/A SARA JANE BRENNAN Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. A-603 OF NORTH-SHORE PLACE, PHASE A, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1420, PAGE 648, OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. TOGETHER WITH AUTOMOBILE PARKING SPACE NO. A-603 AND STORAGE SPACE A-603. a/k/a 3350 N KEY DR A603, NORTH FORT MYERS, FL 33903 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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 demand in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. 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 this 14th day of May, 2025. Kevin C. Karnes As Clerk of the Court by: (SEAL) By: K. Harris As Deputy Clerk Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 May 16, 23, 202525-01814L

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000360 Division Probate IN RE: ESTATE OF MOLLY BRUCE DOWNING, A/K/A MOLLY B. DOWNING, Deceased. The administration of the estate of Molly Bruce Downing, a/k/a Molly B. Downing, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr., Boulevard, 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 May 16, 2025. Personal Representative: Signed by: Gwynne D. Gretter 1614 Berkshire Road Gates Mills, OH 44040 Attorney for Personal Representative: Signed by: Sophie Mondor Sophie C. Mondor Email Addresses: smondor@bakerlaw.com, iwalker@bakerlaw.com Florida Bar No. 1031912 Baker & Hostetler, LLP 200 S. Orange Avenue, Suite 2300 Orlando, Florida 32801 Telephone: (407) 649-4028 May 16, 23, 202525-01776L
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-001258 Wells Fargo Bank, N.A., Plaintiff, vs. Xiomara E. Keutgen a/k/a Xiomara Keutgen; Charles Jason Keutgen; Rosa Elena Santiago; City of Cape Coral, Florida, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-001258 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Xiomara E. Keutgen a/k/a Xiomara Keutgen; Charles Jason Keutgen; Rosa Elena Santiago; City of Cape Coral, Florida are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00a.m. on the 11 of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 13 AND 14, BLOCK 997, UNIT 26, OF THAT CERTAIN SUBDIVISION KNOWN AS CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 14, PAGES 117 THROUGH 148 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TAX ID: 25-44-23-C1-00997.0130 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 05/12/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright Angad As Deputy Clerk Brock & Scott, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 FLCourtDocs@brockandscott.com Case No. 24-CA-001258 May 16, 23, 202525-01795L
SECOND INSERTION
NOTICE TO THE OWNER AND THOSE INTERESTED IN THE VEHICLE This vehicle, described as tag 757RGI, make Hond, model Fit, year 2008, color ONG, Vin JHMGD38648S022174, is currently located in 775 Knotty Pine Cir. Considering that the vehicle was abandoned and the owner could not be located, we notify that, according to Chapter 705 of the Florida Statutes, the vehicle will be considered abandoned and may be sold or transferred after 5 days from the date of this notice, unless the owner or interested party contacts us to claim the vehicle. May 16, 23, 202525-01813L
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 June 5th, 2025 at 9:45am Anthony Boba Household Goods 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. May 16, 23, 202525-01794L
SECOND INSERTION
NOTICE OF PUBLIC SALE PURSUANT TO FLORIDA STATUTES SECTION 715.109 --- NOTICE IS HEREBY GIVEN THAT PUBLIC SALE OF THE FOLLOWING PROPERTY WILL BE HELD AT 9:00A.M. ON WEDNESDAY, MAY 28, 2025. --- AUCTION WILL BE CONDUCTED ONLINE ONLY - INTERNET BIDDING WITH LIVE AUDIO - www.stamplerauctions.com --- FORMER TENANT: SBG SUBS LLC --- PLACE OF ASSETS: 106 HANCOCK BRIDGE PARKWAY #D-17 - CAPE CORAL FL 33991 --- ALL OF FORMER TENANT'S PERSONAL PROPERTY INCLUDING, BUT NOT LIMITED TO: Bread Ovens, 3-Door Freezers, Reach-In Freezers, Hotwells, Sandwich Cold Units, Bread Cabinets, Bunn Brewers, Slicers, Bubbler Machines, Speed Ovens, Ice Makers, Bread Retarders, Microwave, Cabinets with Stainless Steel Tops, Counters, Sinks, Stainless Steel Tables, Bread Cooling Racks, Cookie Display Cases, Chip Racks, "Open" Signs, Booths, Tables, Chairs, Trash Cans, More --- LANDLORD: SUBWAY REAL ESTATE LLC --- 1 CORPORATE DRIVE #100 - SHELTON CT 06484 --- AUCTIONEER: STAMPLER AUCTIONS - 5412 STIRLING ROAD - DAVIE, FL 33314 - 954.921.8888 - AB196 AU295 May 16, 23, 202525-01783L
SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-CA-006636 Freedom Mortgage Corporation, Plaintiff, vs. Patrick Cascio, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-006636 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Patrick Cascio; Frances Cascio are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the 26 of June, 2025 , the following described property as set forth in said Final Judgment, to wit: LOT 33 AND 34, BLOCK 3588, UNIT 46, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TAX ID: 07-44-24-C4-03588.0330 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 04/25/2025 Kevin Karnes As Clerk of the Court (SEAL) By: N Wright Angad As Deputy Clerk Brock & Scott PLLC 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Attorney for Plaintiff File # 23-F00755 May 16, 23, 202525-01798L

--- ACTIONS / SALES ---

FOURTH INSERTION	SECOND INSERTION
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-007318 BAHIA HOMES REAL ESTATE GROUP, LLC Plaintiff, v. RFJ CONSTRUCTION SERVICES, LLC, a Florida Limited Liability Company, RIGOBERTO DIAZ, an individual, FL ON SITE CONSTRUCTION, a fictitious company not registered with the Florida Department of State, YAINIER BETANCOURT, an individual, ZACHARY STEVEN TAYLOR, an individual, Defendants.</p> <p>TO: Zachary Steven Taylor, whose last known address is 153 Ring Ave NE, Palm Bay, FL 32907.</p> <p>YOU ARE NOTIFIED that an ac- tion has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, Richard L. Car- tlidge, Esq. whose address is 4495 Military Trail, Suite 106, Jupiter, FL 33458 on or before June 4, 2025 and file the original with the Lee County Clerk of Court, Case No. 24-007318 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 filed herein.</p> <p>WITNESS my hand and the seal of this Court at County, Florida, this 25 day of April, 2025.</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: Kennedy Harris As Deputy Clerk</p> <p>The Linkhorst Law Firm, P.A. Attorneys for Plaintiff 4495 Military Trail, Suite 106 Jupiter, FL 33458 (561) 626-8880 / (561) 626-8885 (Fax) acl@floridahardhatlaw.com rc@floridahardhatlaw.com service@floridahardhatlaw.com</p> <p>THIS NOTICE SHALL BE PUB- LISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS. May 2, 9, 16, 23, 2025 25-01663L</p>	<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA</p> <p>CASE NO.: 25-CA-000801 MJCH ENTERPRISE LLC, Plaintiff, v. EARNEST EARHART, JR., Defendants.</p> <p>TO: EARNEST EARHART, JR. 539 OSAGE AVE S LEHIGH ACRES, FLORIDA 33974</p> <p>YOU ARE NOTIFIED that an ac- tion to quiet title on the following property in Lee County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 1, BLOCK 30, UNIT 6, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 136, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>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 23, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 be- fore 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.</p> <p>DATED this 12th day of May, 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Harris As Deputy Clerk</p> <p>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 May 16, 23, 30; Jun. 6, 2025 25-01799L</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY</p> <p>CIVIL DIVISION</p> <p>Case No. 25-CA-000448 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. ANGELA SCHENK GOLDBERG AKA ANGELA GOLDBERG, ANGELA SCHENK GOLDBERG AKA ANGELA GOLDBERG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MORTON ALLEN GOLDBERG AKA MORTON A GOLDBERG, DARIN JAY GOLDBERG AKA DARIN GOLDBERG, AS HEIR, SCOT DALE GOLDBERG, AS HEIR, SALLY JO INGALLS, AS HEIR, MINDI SHANE GOLDBERG, AS HEIR, SAM BOBBY GOLDBERG, AS HEIR, et al. Defendants.</p> <p>TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MOR- TON ALLEN GOLDBERG AKA MOR- TON A GOLDBERG, DECEASED CURRENT RESIDENCE UNKNOWN</p> <p>You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida: UNIT SBE-5-4-401, STEAM- BOAT BEND EAST AT THE LANDINGS, A CONDOMIN- IUM, ACCORDING TO THE DECLARATION OF CONDO- MINIUM RECORDED IN OF- FICIAL RECORDS BOOK 1481, PAGE 2279 THROUGH 2352 AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERE UNTO APPERTAIN-</p> <p>ING AND SPECIFIED TO SAID CONDOMINIUM DECLARA- TION AND INCLUDING BUT NOT LIMITED TO THE USE OF AUTOMOBILE PARKING SPACE NO. SBE5-4-401.</p> <p>commonly known as 4100 STEAM- BOAT BEND E, UNIT 401, FORT MY- ERS, FL 33919 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plain- tiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229- 0900, within 30 days 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711.</p> <p>Dated: 05/12/2025</p> <p>CLERK OF THE COURT Honorable Kevin C. Karnes 1700 Monroe Street Ft. Myers, Florida 33902 (SEAL) By: K. Harris Deputy Clerk</p> <p>Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, 011150/2427547/MTS May 16, 23, 2025 25-01803L</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-001613 UTAKCAL, LLC, Plaintiff, v. ROGER FUI LAI, Defendants.</p> <p>TO: ROGER FUI LAI PO BOX 73101 KOWLOON CENTRAL, HONG KONG</p> <p>YOU ARE NOTIFIED that an ac- tion to quiet title on the following property in Lee County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 1, BLOCK 269, UNIT 68, MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORD- ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 27, PAGE 155, PUBLIC RECORDS, LEE COUNTY, FLORIDA.</p> <p>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 23, 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.</p> <p>DATED this 12th day of May, 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Harris As Deputy Clerk</p> <p>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 May 16, 23, 30; Jun. 6, 2025 25-01792L</p>
THIRD INSERTION
<p>NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 18-DR-2660 IN RE: THE MATTER OF: LUIS AMILL-MARTINEZ Petitioner, and JULISSA MELENDEZ Respondent.</p> <p>TO: Luis Amill-Martinez (Petitioner/ Father) Last Known address: 3820 17th Street W., Lehigh Acres, FL 33971</p> <p>YOU ARE NOTIFIED that an action regarding the Verified Supplemental Petition for modification has been filed in the Circuit Court of the Twentieth Judicial Circuit for Lee County. You are required to serve an Answer or re- sponsive pleadings to this action upon JORGE J. SANTANA, ESQ., of SAN- TANA LAW, P.A., Respondent's attor- ney, whose address is 8191 College Park- way, Suite 200, Fort Myers, FL 33919, on or before June 16, 2025, and file the original with the clerk of this court at</p> <p>Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, either before service on Petitioner's at- torney or immediately thereafter.</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 Cir- cuit's office notified of your current ad- dress. (You may file Notice of Current Address, Florida Supreme Court Ap- proval Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on records at the clerk's of- fice.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or strike g of pleadings.</p> <p>DATED this 7th day of May 2025.</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk</p> <p>May 9, 16, 23, 30, 2025 25-01759L</p>

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO. 24-CA-006497 YACHTSMAN COVE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. DEIDRA D. KROHN; UNKNOWN SPOUSE OF DEIDRA D. KROHN, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursu- ant to Final Judgment of Foreclosure dated May 9, 2025 in Case No. 24- CA-006497 in the Circuit Court in and for Lee County, Florida wherein YACHTSMAN COVE CONDOMIN- IUM ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and DEIDRA D. KROHN, et al, is the Defendant, I, Clerk of Court, Kevin C. Karnes will sell to the highest and best bidder for cash at 9:00 A.M. (Eastern Time) on JUNE 5, 2025. Foreclo- sure Auctions will be held online at www.lee.realforeclose.com in ac- cordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judg- ment, to wit:</p> <p>UNIT 403 BUILDING 4, YACHTSMANS COVE UNIT II, TOGETHER WITH AN UN-</p> <p>DIVIDED INTEREST IN THE COMMON ELEMENTS, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1786, PAGE 2143, AS AMEND- ED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A: 15390 MOONRACKER CT, # 403, NORTH FORT MY- ERS, FL 33917.</p> <p>ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>Dated: 05/12/2025</p> <p>KEVIN C. KARNES CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT</p> <p>Submitted By: FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com May 16, 23, 2025 25-01797L</p>

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO. 24-CA-006377 STONEBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., a Florida non-profit Corporation, Plaintiff, vs. ROSS DANIEL PICKARD; CONNIE LEGGE PICKARD, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursu- ant to Final Judgment of Foreclosure dated May 9, 2025 in Case No. 24-CA- 006377 in the Circuit Court in and for Lee County, Florida wherein STONEY- BROOK, A GOLF COURSE COMMU- NITY OF FORT MYERS, INC., a Flori- da non-profit Corporation, is Plaintiff, and ROSS DANIEL PICKARD; CON- NIE LEGGE PICKARD, et al, is the Defendant, I, Clerk of Court, Kevin C. Karnes will sell to the highest and best bidder for cash at 9:00 A.M. (Eastern Time) on JUNE 5, 2025. Foreclosure Auctions will be held online at www.lee. realforeclose.com in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:</p> <p>LOT 120, BLOCK II, STONEY-</p> <p>BROOK - UNIT 2, A SUBDI- VISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE(S) 5 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A: 21667 WINDHAMN RUN, ESTERO, FL 33928.</p> <p>ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>Dated: 05/12/2025</p> <p>KEVIN C. KARNES CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT</p> <p>Submitted By: FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com May 16, 23, 2025 25-01796L</p>
SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>Case No. 24CA3014 SECURITY NATIONAL LIFE INSURANCE COMPANY, a Utah corporation, Plaintiff, vs. SONS OF LIBERTY AND FREEDOM OF AMERICA, LLC, a Florida limited liability company; JOHN GIAQUINTO, as Guarantor; PROVINCETOWN CONDOMINIUM ASSOCIATION, INC. F/K/A NEW SOUTH PROVINCE CONDOMINIUM ASSOCIATION, a Florida not for profit corporation; SOUTHERN CAT, INC., a Florida corporation; UNKNOWN PARTY IN POSSESSION #1; and UNKNOWN PARTY IN POSSESSION #2, Defendants.</p> <p>NOTICE IS HEREBY GIVEN, pursu- ant to the Partial Final Summary Judg- ment in Foreclosure on Counts I and II entered in this cause on or about September 23, 2024, and the Amended Partial Final Summary Judgment in Foreclosure on Counts I and II entered in this cause on or about May 6, 2025 in the Circuit Court of Lee County, Florida, the Clerk shall offer for sale the property situated in Lee County, Flori- da, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on June 26, 2025 at</p> <p>9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes.</p> <p>UNIT 47-3, PROVINCETOWN CONDOMINIUM F/K/A NEW SOUTH PROVINCE CONDO- MINIUM, A CONDOMINIUM, ACCORDING TO THE DECLA- RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 949, PAGE 714, AND RE- CORDED IN OFFICIAL RE- CORDS BOOK 979, PAGE 848, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNT- Y, FLORIDA, TOGETHER WITH AN UNDIVIDED IN- TEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.</p> <p>Parcel Number: 14-45-24-30- 00047.0030</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated this 9 day of May, 2025.</p> <p>Kevin C. Karnes Lee County Clerk of Court (SEAL) By: N Wright Angad Deputy Clerk</p> <p>Wotitzky, Wotitzky & Young, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, Florida 33950 donna@wotitzkylaw.com (941) 639-2171 May 16, 23, 2025 25-01774L</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 24-CA-007794 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. CLINTON NOTTINGHAM, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure dated April 25, 2025, and entered in 24-CA-007794 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO- CIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and CLINTON NOTTINGHAM 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 June 05, 2025, the following described property as set forth in said Final Judg- ment, to wit:</p> <p>THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, DESCRIBED AS FOL- LOWS: FROM THE NORTHWEST CORNER OF THE EAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, RUN SOUTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 179.56 FEET TO THE POINT OF BE- GINNING; THENCE CONT</p> <p>INUE SOUTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 125.0 FEET; THENCE RUN EAST, A DISTANCE OF 120.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 6.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE WEST, SAID CURVE HAVING A CENTRAL ANGLE OF 60 DEGREES AND A RAD- IUS OF 25.0 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.18 FEET TO A POINT OF A RE- VERSE CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 83 DEGREES 47 MINUTES 21 SECONDS AND A RADIUS OF 50 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.12 FEET; THENCE RUN NORTH 66 DE- GREES 12 MINUTES 39 SEC- ONDS WEST, A DISTANCE OF 94.81 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS LOT 10, WEST ADDITION TO YACHT CLUB COLONY UNRECORDED.)</p> <p>Property Address: 2469 N WESTWOOD DR, NORTH FORT MYERS, FL 33917</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in ac- cordance with Florida Statutes, Section 45.031.</p> <p>Dated this day of 05/08/2025</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright Angad As Deputy Clerk</p> <p>Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-246362 - MaM May 16, 23, 2025 25-01773L</p>



SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/209062_V12